



Green Road, Murroe, Co. Limerick



Guide Price €198,000





Charming two- bedroom bungalow within walking distance of Murroe Village.

This delightful two-bedroom bungalow offers the perfect blend of comfort, convenience, and modern living. Ideally located within walking distance of Murroe village, residents can enjoy easy access to a wide range of local amenities including a renowned local primary school at your doorstep, good local shops, welcoming pubs and restaurants and fantastic local and tranquil walkways on the famed grounds of Glenstal Abbey. The Clare Glens and Slieve Felim walkways also offer great outdoor recreation areas. This wonderful home is located just 20 minutes drive from Limerick City and is easily accessible to The University of Limerick and The Motorway.



To the rear of the property is a substantial block-built shed, providing excellent storage or potential for a workshop, hobby space, or home office. The outdoor space offers further potential for gardening, entertaining, or simply enjoying the peaceful surroundings.



With its excellent location, contemporary living spaces, and practical extras, this property is an ideal choice for first-time buyers, downsizers, or anyone seeking a low-maintenance home close to all village conveniences. Inspection is highly recommended.

## Rooms:

### Entrance hallway

### Kitchen / Living room

Fully fitted kitchen, TV point. Laminated flooring.  
3.08m (10'1") x 4.08m (13'5")

### Bedroom 1

Double room. Laminated flooring. TV point.  
3.07m (10'1") x 3.07m (10'1")





### **Bedroom 2**

Double room. Laminated flooring. TV point.

3.07m (10'1") x 3m (9'10")

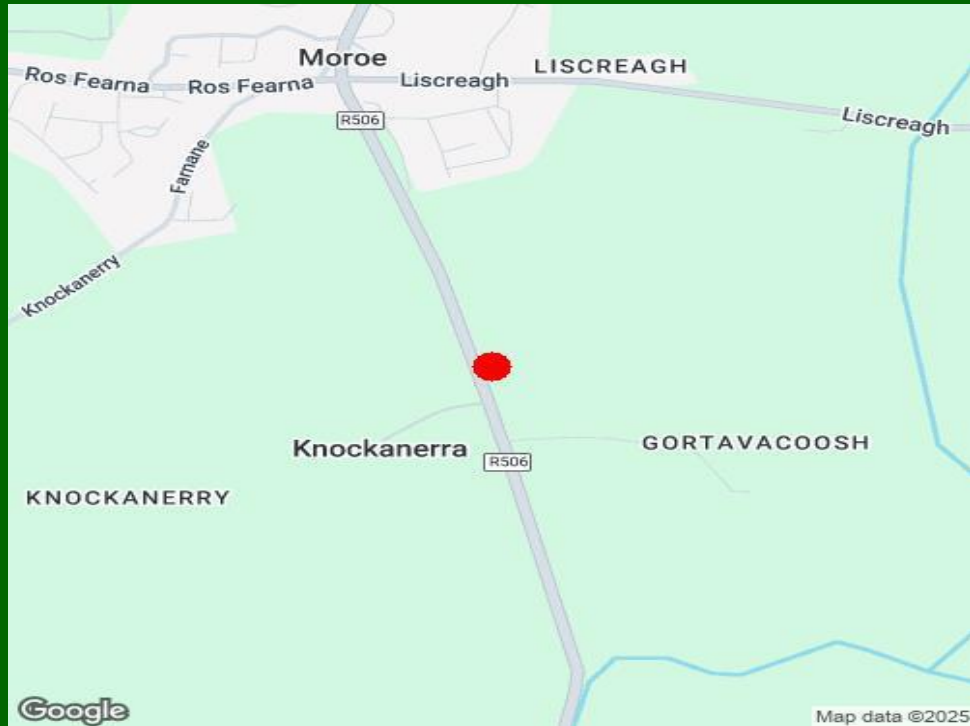
### **Shower**

Fully tiled. Mira shower fitted

2.06m (6'9") x 1.07m (3'6")

## **Features:**

- Walking distance to all amenities
- Ideal starter home
- Sensibly priced
- Low maintenance garden area
- Renovated to the highest of standards
- Dryer, Fridge and washing machine all included
- Black built shed to rear of property which is fully plumbed
- Oil fired central heating
- Mains water and sewage



### Property Directions:

Enter eircode V946R59 to your mobile device to direct straight to this property.

### Agent Information:

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#### Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.

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