



Ballybricken East, Grange, Kilmallock,  
Co. Limerick V35 E670



Guide Price €200,000



GVM present to the market a very pleasant three  
bedroom bungalow standing on a Circa 1 st acre site



GVM present to the market a very pleasant, secluded and well located three bedroom bungalow standing on an attractive Circa 1 st acre site. This compact home offers well proportioned living and bedroom accommodation and is for sale an an attractive price point ideal for first time buyers. There is a marvellous Primary School nearby together with a thriving local GAA Club. Limerick City is just 20 minutes drive. So enjoy country living while at the same time be easily accessible to the amenities. Ballyneety Golf & Country Club is just seven minutes drive. Inspection of this property is highly recommended.

## Rooms:

Entrance Hallway

3.06m (10'0") x 2.01m (6'7")

Sitting room

Fireplace

4m (13'1") x 3.09m (10'2")

Kitchen

4.01m (13'2") x 3m (9'10")

Dining room

Fireplace

4.03m (13'3") x 3m (9'10")

Bedroom 1

Twin Room

3.09m (10'2") x 2.09m (6'10")

Bedroom 2

Twin room

3.03m (9'11") x 2.09m (6'10")

Bedroom 3

Twin room

3.02m (9'11") x 3m (9'10")

Bathroom

2.02m (6'8") x 2m (6'7")

### Features:

- Oil fired central heating
- Circa 1 st acre site
- Secluded setting
- Adjacent to Caherelly Primary School and Ballybricken GAA Grounds
- Just 20 minutes drive from Limerick City
- Ancillary out offices
- Extended driveway





### Directions:

Enter Eircode V35 E670 into you mobile device. GVM sign erected.

### Agent Information

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