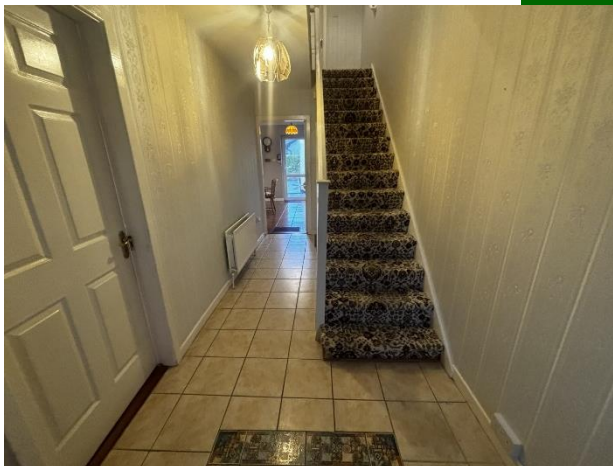




10 Abbeyville, Adare, Co. Limerick.



Guide Price
€380,000



GVM proudly presents to the market this magnificent and beautifully appointed semi detached residence, located in the world renowned village of Adare and the iconic Adare Manor Golf Club, set to host the Ryder Cup in 2027.



This bright and spacious three-bedroom semi-detached residence offers well-proportioned accommodation throughout, making it an ideal family home or investment opportunity.



The house features a welcoming entrance hall, a light-filled living room, and a spacious kitchen/dining area with access to the rear garden. Upstairs, there are three generous bedrooms and a family bathroom. An attached garage provides excellent storage or potential for conversion (subject to planning permission).



Set in a quiet residential area, the property benefits from a private garden with convenient access to Adare village, the location is simply second to none within moments of Adare's picturesque main street, featuring excellent primary schools, boutique shops, renowned restaurants, chic coffee houses, and welcoming hosteleries. The Dunraven Arms Hotel and Leisure Complex is just a 5 minutes walk away. The Adare Manor Hotel & Golf Club, one of the world's premier golfing destinations is also on your doorstep.

This is a rare opportunity to acquire a home that embodies style and an unbeatable location a perfect choice for those seeking a distinguished family residence in one of Ireland's most desirable settings.

Viewing strictly by appointment with GVM.

Early viewing is highly recommended.

Rooms:

Entrance Hallway

Tiled flooring. Storage under stairs.

5.1m (16'9") x 1.2m (3'11")

Living Room

Carpet flooring. Electric stove.

5.1m (16'9") x 3.3m (10'10")





Kitchen/dining room

Tiled flooring. Door to rear garden.

5.3m (17'5") x 3.8m (12'6")

Main bathroom

Mira electric shower.

2.4m (7'10") x 1.6m (5'3")



Bedroom 1

Carpet flooring. Built in wardrobes

3.5m (11'6") x 3.5m (11'6")

Bedroom 2

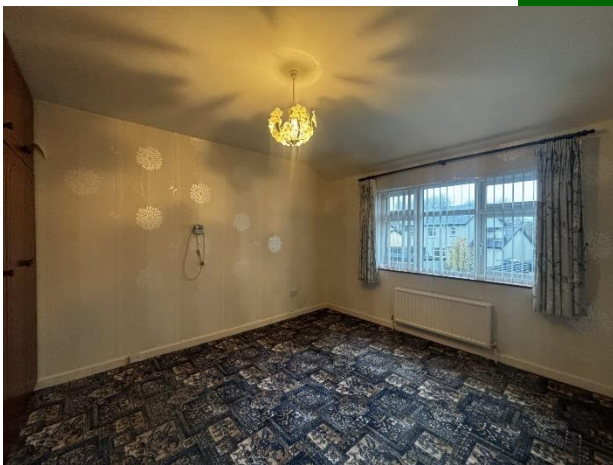
Carpet flooring. Built in wardrobes.

4.2m (13'9") x 2.8m (9'2")

Bedroom 3

Carpet flooring. Built in wardrobes.

3m (9'10") x 2.3m (7'7")

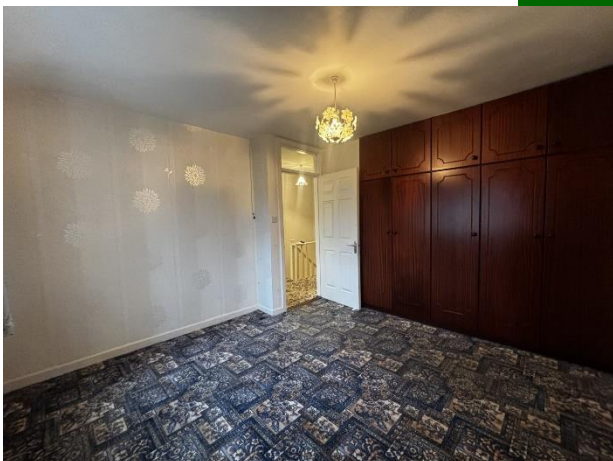


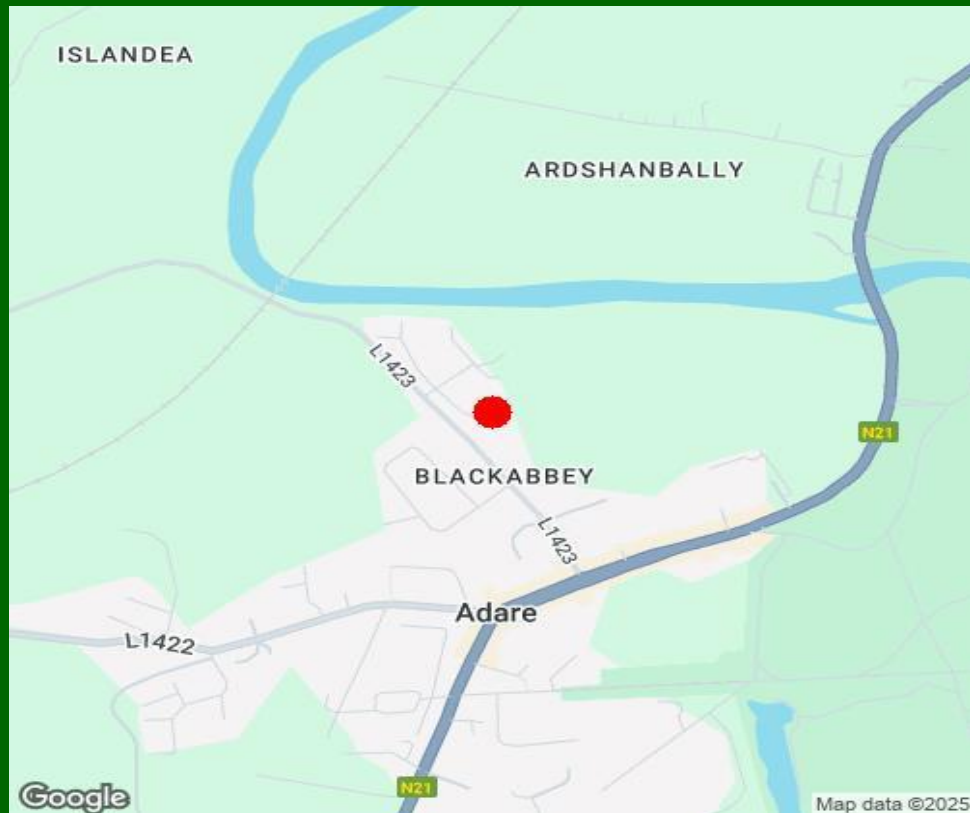
Garage

6.2m (20'4") x 3.4m (11'2")

Features:

- Double glazed UPVC windows.
- Walking distance to Adare Village and all amenities.
- Great restaurant, bar and leisure club within walking distance at the renowned Dunraven Arms
- Oil fired central heating
- Good parking space
- Attached garage.
- Large spacious rooms
- Oozes location location location





Property Directions:

Enter V94 X3E7 to your mobile device to direct straight to this property

Agent Information:

Contact :- John O' connell Mobile :- 087-6470746

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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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