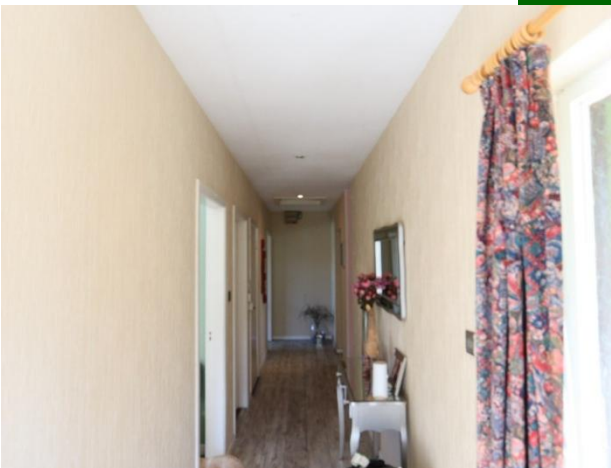




Bohernore, Knocklong, Co. Limerick.
V35 XY40.



Price €200,000



GVM are pleased to present the to the market this semi-detached residence situated on a mature landscaped C.1.18 Statue acre site.



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This attractive home offers an exceptional balance of peaceful rural living while remaining conveniently close to a wide range of urban amenities. A perfect fit for first time buyers or someone looking to create a perfect family home.



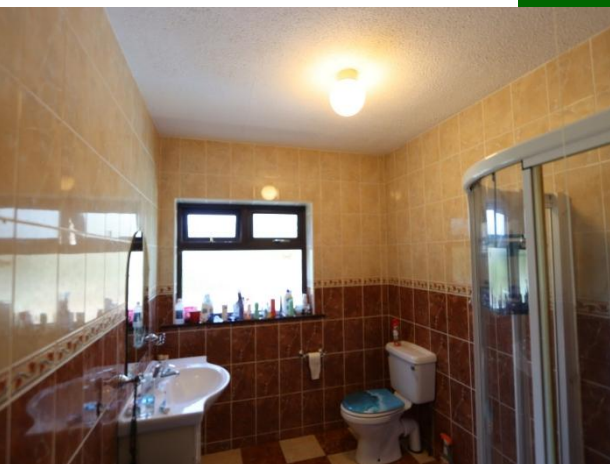
The property is thoughtfully laid out with bright interiors. Accommodation on the ground floor comprises of an inviting entrance hall, a comfortable sitting room, kitchen/dining bathroom, two bedrooms. Upstairs there is a third bedroom and storage room.

Externally, the property is well maintained with wraparound insulation and benefits from a new roof fitted within the last year.



Set on a generous site of approximately 1.18 statue acre site, the property enjoys stunning views of the surrounding countryside, providing a tranquil and private setting.

Early viewing of this property comes highly recommended by GVM Auctioneers sole selling agents.



Contact Evan McDermott on 063 9855 or 085 7668105



Rooms:

Entrance Hall

With laminate flooring.

Kitchen

fitted kitchen with fitted extraction fan, oven and hob and tiled flooring.

15'0" (4.57m) x 10'5" (3.18m)



Shower-room

Fully tiled with toilet, wash hand basin and shower cubicle with electric shower.

6'9" (2.06m) x 10'4" (3.15m)

Living Room

With laminate flooring and solid fuel stove.

14'6" (4.42m) x 11'3" (3.43m)



Bedroom No.1

With laminate flooring.

10'6" (3.2m) x 8'0" (2.44m)

Bedroom No. 2

With laminate flooring.

14'6" (4.42m) x 8'9" (2.67m)



Upstairs

Bedroom No. 3

With wooden flooring.

14'4" (4.37m) x 8'10" (2.69m)

Storage Room

13'0" (3.96m) x 8'9" (2.67m)

Features:

- Oil Fired Central Heating.
- DG UPVC windows.
- Mains Water.
- Septic tank sewerage system.
- C. 1 Statue Acre Site.
- External Wrap Around Insulation.
- New roof fitted.
- Thirty minute drive to Limerick



Property Directions:

Situated mid-way between Elton and Knocklong on the right hand side travelling from Elton. Co-ordinates: 52.433583, -8.430066 or alternatively use Eircode V35 XY40.

Agent Information:

Evan Mc Dermott

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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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