



Ballybricken, Grange, Kilmallock, Co.
Limerick.



Price €340,000



This exquisite three-bedroom bungalow, located in the peaceful countryside of Ballybricken, County Limerick, stands on a beautifully manicured half-acre site, offering both charm and comfort for discerning purchasers. The property exudes modern elegance, with its clean architectural lines, large windows allowing abundant natural light, and a striking exterior finish that harmonizes with the surrounding landscape.



The interior of the bungalow is thoughtfully designed, with an open-plan dining area connecting to a contemporary kitchen. Compact living room and each of the three bedrooms are generously sized and a fully fitted and tiled main bathroom.. High-quality materials and finishes are evident throughout, from the quality flooring to the custom cabinetry.



In addition to the main residence, the property boasts a detached garage, ideal for storage or additional vehicle space. This outbuildings also feature a bright, well-appointed study/office/studio perfect for remote work and an adjacent gym area, offering a private space for fitness enthusiasts.



The outdoor area is true a highlight, with meticulously appointed gardens, mature trees, and lush greenery that create a serene environment, ideal for relaxation or outdoor entertaining. The half-acre site provides ample space for gardening, children's play areas, or further landscaping possibilities, all while surrounded by the tranquil beauty of the Irish countryside. Extensive parking and circulation with a substantial area under tarmac. Wrought iron entrance gates.

This bungalow represents a perfect balance of modern luxury and rural peace, ideal for those seeking a comfortable, stylish home in a picturesque setting. Inspection is very highly recommended.



Rooms:

Entrance HallwaySolid wood flooring. Wall panelling.
3.06m (10'0") x 1.07m (3'6")

Kitchen/dining roomCentre island. Herringbone flooring. Patio doors.
6.06m (19'11") x 3.04m (10'0")

Sitting roomFeature fireplace. Bay window.
4.07m (13'4") x 2.05m (6'9")



Bedroom 1 Double bedroom.

2.09m (6'10") x 2.07m (6'9")

Bedroom 2 Double bedroom.

3.06m (10'0") x 3m (9'10")

Bedroom 3 Single bedroom. Laminated flooring.

3m (9'10") x 2.03m (6'8")



Bathroom Fully fitted. fully tiled. Triton electric shower. 3m (9'10") x 3m (9'10")

Garage/Gym Home office with w.h.b & W.C & electric shower. 8m (26'3") x 6m (19'8")

Features:

- Oil fired central heating
- Circa. 1/2 acre site
- Outside office/garage is ideal for remote working
- Walls & attic recently insulated
- Composite front door
- Treble glazing recently installed
- Modern kitchen
- Easy commute to Limerick City Centre (15 km)
- 10 minute drive to Ballyneety Golf Club (6 km)
- Caherelly N.S & Creche just 2 km away





Property Directions:

Enter eircode V35YW86 to your mobile device to direct you to this property.

Agent Information:

Contact John O' Connell Mobile :- 087-6470746

Email :- johnoconnell@gvm.ie

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.

Limerick Office

25-26 Glentworth St,
Co. Limerick,
V94WE12

Phone: (061)413522

Email: limerick@gvm.ie

Kilmallock Office

Head Office,
Railway Road,
Kilmallock,
Co. Limerick

Phone: (063)98555

Email:
kilmallock@gvm.ie

Tullamore Office

GVM Mart,
Arden Road,
Tullamore,
Co. Offaly

Phone: (057)9321196

Email:
tullamoreproperty@gvm.ie



PSRA Number: 002030