



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. 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 outbuilding also features 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 truly 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 Hallway Solid wood flooring. Wall panelling. 3.06m (10'0") x 1.07m (3'6")

Kitchen/dining room Centre island. Herringbone flooring. Patio doors.

6.06m (19'11") x 3.04m (10'0")

Sitting room Feature 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:

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