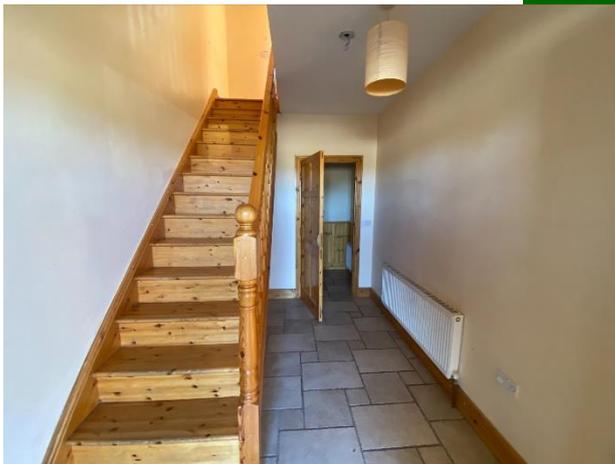




11 Cluain Foinse, Hospital, Co. Limerick



Guide Price €330,000



GVM are delighted to list to the market No. 11 Cluain Foinse, a truly outstanding two storey detached residence offering a perfect blend of comfort and charm nestled in the picturesque village of Hospital within walking distance of all the excellent local amenities.



Accommodation comprises of three well-proportioned bedrooms (master en suite with dressing room) ideal for families or guests, each with ample natural light and storage space, a modern bathroom together with a substantial converted attic area to two additional rooms accessed via a full staircase. There are two generous reception rooms providing versatile living spaces, perfect for relaxing or entertaining. The house is equipped with a modern and contemporary kitchen, a plumbed utility and downstairs wc. Enjoy a beautifully landscaped large garden, perfect for outdoor activities, gardening, or simply unwinding in the fresh air. This tranquil space is ideal for children to play and for hosting summer barbecues. The site size is very generous providing good set down and circulation area. The position within the development is excellent in a quiet cul de sac that has recently been resurfaced with tarmac. Situated on the outskirts of Hospital just off the Emly road, this home is close to local amenities, such as St John De Baptiste Secondary School, Hospital National School Scoil Iosagain, Hospital GAA Club, Supermarkets, welcoming gastro pubs, public transport and scenic walking trails, making this an ideal choice for families or right sizers. This charming property offers a warm and welcoming atmosphere, perfect for creating lasting memories. Don't miss the opportunity to make this house your forever and dream home!!



Rooms:

Entrance Hallway Tiled flooring. W.C & W.H.B off, 4.01m (13'2") x 2.03m (6'8")



Sitting room Feature fireplace. Patio doors. Solid timber flooring. 7.04m (23'1") x 3.04m (10'0")



Kitchen Fitted kitchen. Generous floor and eye level presses. 4m (13'1") x 3.04m (10'0")

Dining room Solid timber flooring. 4m (13'1") x 3.08m (10'1")



Utility Plumbed.

2.04m (6'8") x 1.06m (3'6")

Bedroom 1 Double room.

3.06m (10'0") x 3.03m (9'11")

Bedroom 2 Double bedroom.

3.06m (10'0") x 3.01m (9'11")



Bedroom 3 Master bedroom with en suite. Electric shower in en suite. 7.04m (23'1") x 3.08m (10'1")

Attic Room 1. Fully converted.

4.08m (13'5") x 4.07m (13'4")

Attic Room 2. Fully converted.

4.07m (13'4") x 3.02m (9'11")



Features:

- Oil fired central heating
- Double glazed UPVC Windows
- Quiet cul de sac location
- Very generous site size with good off street parking and circulation area
- Attic area converted and suitable for storage, as a home office or additional bedroom space
- Short walk to all the wonderful local amenities
- Very practical and conventional layout ideal for family living
- Ready for immediate occupation with no chain
- Was a 4 bed and changed to a 3 bed with a feature dressing area and en suite
- Excellent quality build and finish throughout





Property Directions:

Enter eircode V35 PX02 into your mobile device to direct you to this property. GVM sign erected.

Agent Information:

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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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