



Ballingaddy, Kilmallock, Co. Limerick. V35  
DW92



**Price €240,000**



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GVM Auctioneers are pleased to introduce to the market this Substantial Dormer Bungalow Style Residence. The residence is situated in an idyllic location only 5 minutes` drive from Kilmallock. This modern family home which is partially complete, comprises of; entrance hall, sittingroom, sunlounge, kitchen/dining room, utility, 3 bedrooms, 2 Ensuites and main bathroom. The first floor is at first fix stage and offers potential for a further 3 bedrooms, ensuite and shower room extending to a further C. 1,340 Sq. Ft. Viewing of this residence comes highly recommended. Contact Richard Ryan on 087 8067772.

**Rooms:**

**Entrance Hall**

With laminated floor

14'6" (4.42m) x 8'0" (2.44m)

**Sitting Room**

17'0" (5.18m) x 17'0" (5.18m)

**Kitchen/ Dining Room**

With fitted units and solid fuel stove

15'9" (4.8m) x 25'4" (7.72m)

**Utility**

6'8" (2.03m) x 8'4" (2.54m)

**Sunroom**

French doors leading to rear

17'9" (5.41m) x 14'4" (4.37m)

**Bathroom**

No fittings

11'3" (3.43m) x 7'0" (2.13m)

**Bedroom No 1.**

With laminated floor

16'3" (4.95m) x 11'3" (3.43m)

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#### **Ensuite**

10'3" (3.12m) x 2'9" (0.84m)

#### **Bedroom No 2.**

20'0" (6.1m) x 10'10" (3.3m)

#### **Ensuite**

With toilet, wash hand basin & shower

11'6" (3.51m) x 2'8" (0.81m)

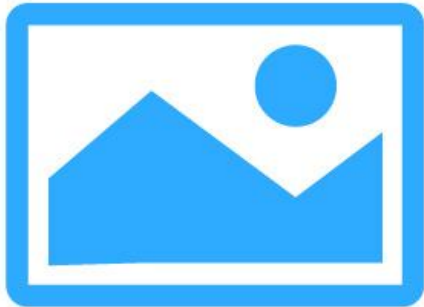
#### **Bedroom No 3.**

With laminated floor

16'2" (4.93m) x 10'10" (3.3m)

#### **First Floor**

Currently at first fix stage extends to C. 1,340 Sq. Ft.



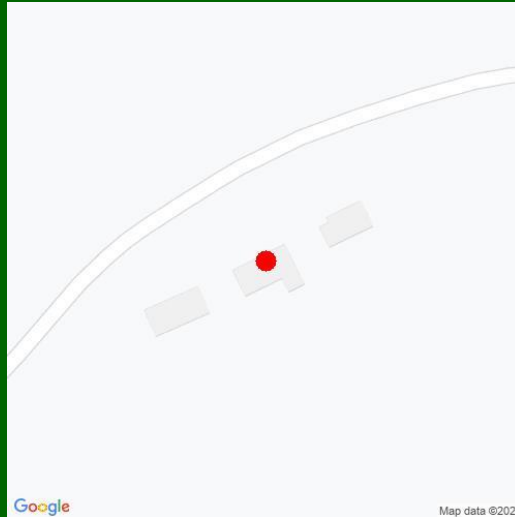
**Picture 10**



**Picture 11**

#### **Features:**

- Oil fired central heating.
- DG woodgrain UPVC windows.
- Mains Water.
- Septic Tank Sewerage.
- C. 0.6 St. Acre Site.
- BER C2 Ref No: 116007873



### Property Directions:

From Kilmallock take the Ardpatrik road. Take a right after St. Mary's Church, Ballingaddy. It is the fifth house on the left. Co-ordinates 52.381781, -8.549000 or alternatively use Eircode: V35 DW92.

### Agent Information:

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**PSRA Number: 002030**