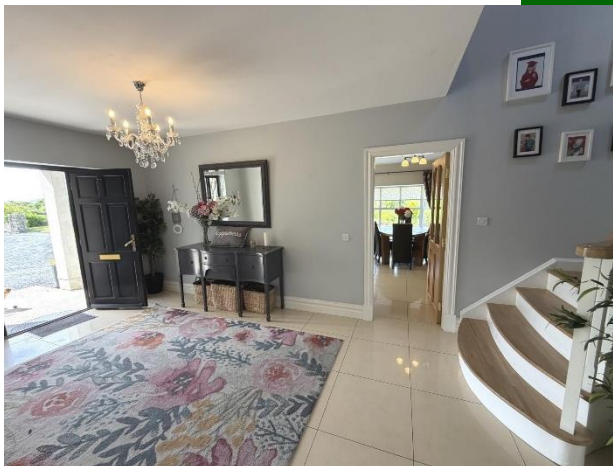




Rosemount, Cappagh, Co. Limerick



Price €495,000



GVM announce to the market an exceptional 4/5-bedroom dormer residence extending to approximately 3,200 sq. ft. set on a generous Circa 0.76 st acre site. This beautiful home offers the perfect balance of spacious family living, countryside tranquillity and modern comfort, all within the highly regarded village community of Cappagh, Co. Limerick.



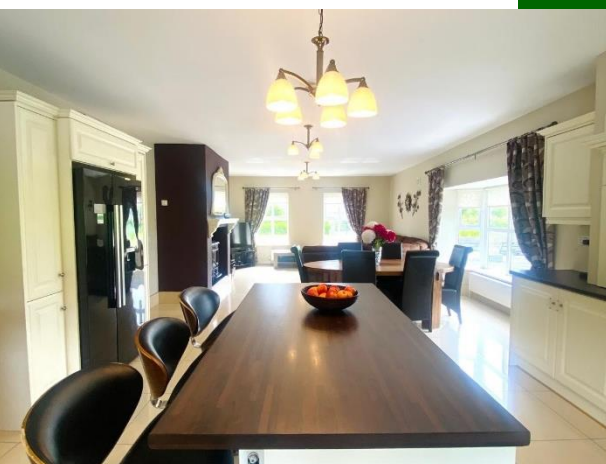
GVM announce to the market an exceptional 4/5-bedroom dormer residence extending to approximately 3,200 sq. ft. set on a generous Circa 0.76 st acre site. This beautiful home offers the perfect balance of spacious family living, countryside tranquillity and modern comfort, all within the highly regarded village community of Cappagh, Co. Limerick.



Hamnet in character and setting, the property enjoys a peaceful rural atmosphere while remaining exceptionally well connected. The home features five spacious bedrooms, three bathrooms and an additional guest WC, providing generous and flexible accommodation ideal for modern family life. Two of the larger bedrooms benefit from fully fitted walk in wardrobes, adding both luxury and practicality. A strong B2 BER rating ensures energy efficiency and year-round comfort throughout.



A standout feature of the property is the substantial upstairs space, offering excellent potential to be further developed into a luxurious master suite, private studio, home office or additional living accommodation, subject to the purchasers own requirements.



Approached via automated gates, the property boasts a large driveway with the convenience of driving around the entire house, along with ample parking space for multiple vehicles — ideal for family living and entertaining guests.

Outside, the property is further enhanced by a stunning landscaped three-tiered garden with patio area and mature boundary hedging, providing both privacy and a beautiful natural setting. The grounds create an ideal space for outdoor dining, entertaining and family enjoyment. The home also benefits from planning permission for a garage.

This home benefits from a wonderful sense of community and an idyllic countryside setting. Cappagh is a highly regarded family-friendly village offering excellent local amenities including a community Crèche, St. James` National School, Cappagh GAA facilities and a vibrant community centre — all contributing to the warm and welcoming atmosphere the area is known for. This exceptional home is also close to both Clonshire and Curraghchase. Ideally positioned just a 10-minute drive from the picturesque village of Adare, internationally recognised as the host location for the



2027 Ryder Cup, the property also stands to benefit from the forthcoming bypass development, which is expected to significantly reduce travel times to Limerick. This is a rare opportunity to acquire a substantial turnkey family home in one of County Limerick's most desirable countryside locations.

Rooms:

Entrance hallway Bright and inviting with Shrewsbury Cream tiled flooring. Closet space. Feature staircase. 5.7m (18'8") x 2.8m (9'2")



Kitchen/dining room Feature room with beautifully finished fitted kitchen and centre island. Feature fireplace & stove. Open plan to dining/living area. Full length and light filled room. 10.9m (35'9") x 5m (16'5")

Utility room Plumbed with sink unit and wc & whb off. 3.3m (10'10") x 3m (9'10")

Sitting room Feature fireplace. Display cabinets. Laminate flooring. 5.08m (16'8") x 5m (16'5")

Bedroom 1

Double room. Laminate flooring. 3.8m (12'6") x 3.6m (11'10")

Bedroom 2

Double room. Laminate flooring. 4.4m (14'5") x 3.6m (11'10")

Bedroom 3 Master bedroom.

Feature walk in wardrobe. En suite - Fully fitted & tiled 3.1 x 1.1 - 4.4m (14'5") x 4m (13'1")

Main bathroom Fully fitted and tile with bespoke fittings.

3.4m (11'2") x 2.7m (8'10")

Bedroom 4 on first floor Double room 5.3m (17'5") x 2.2m (7'3")



Office

On a very attractive landing area.

4.1m (13'5") x 2.7m (8'10")

Bathroom

Fully fitted and attractive tiling.

2.9m (9'6") x 2.5m (8'2")

Substantial attic area

Ideal for additional bedroom or living space.

8m (26'3") x 4.5m (14'9")





Property Directions:

Enter Eircode V94 R2WR in your mobile device.

Agent Information:

Contact :- Tom Crosse

Mobile :- 087-2547717

Email :- tomcrosse@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