



## Sylvan House, Castlegarde, Cappamore, Co. Limerick



**Guide Price €350,000**



Sylvan House is a charming four bedroom detached bungalow, ideally located just 4 km from Cappamore, 5 km from Doon in a peaceful and tranquil countryside setting, combined with excellent accessibility, makes it an ideal choice for families, commuters, or anyone seeking a tranquil lifestyle with nearby amenities.





Limerick City only a 25-minute drive away, this home offers the perfect balance between rural living and urban convenience, easily accessible to The University of Limerick and The Motorway. Renowned local primary school, good local shops, welcoming pubs and restaurants and fantastic local and tranquil walkways at the nearby Clare Glens and Slieve Felim Way and excellent sporting facilities.



Internally, the bungalow features bright, spacious living areas and well-proportioned bedrooms, creating a comfortable and welcoming atmosphere throughout. The property has been carefully maintained and is presented in excellent condition, ready for immediate occupation. Circa 144 sq metres.

Outside, the residence is set on a generous landscaped site, providing ample space for relaxation, outdoor entertaining, or family activities.



This is a fantastic opportunity to acquire a well-located countryside home beautifully presented and very much in turnkey condition. Inspection of this idyllic, bright and spacious home is very highly recommended.

#### **Rooms:**

**Entrance hallway** Carpet flooring.

3.5m (11'6") x 2.2m (7'3")

**Sitting room** Laminated flooring. Open fire. Feature fireplace. 3.9m (12'10") x 4.2m (13'9")

**Kitchen/living room** Generous floor & eye level presses. Tiled splash back. Open fire with back boiler.

3.3m (10'10") x 6m (19'8")

**Dining room** Laminated flooring.

2.9m (9'6") x 3.09m (10'2")

**Bedroom 1** Carpet flooring.

3.8m (12'6") x 3.6m (11'10")





**W.C** W.C & whb. Laminated flooring.

2.5m (8'2") x 1m (3'3")

**Bedroom 2** Carpet flooring.

2.9m (9'6") x 2.7m (8'10")

**Main bathroom** Fully tiled.

3.2m (10'6") x 1.1m (3'7")



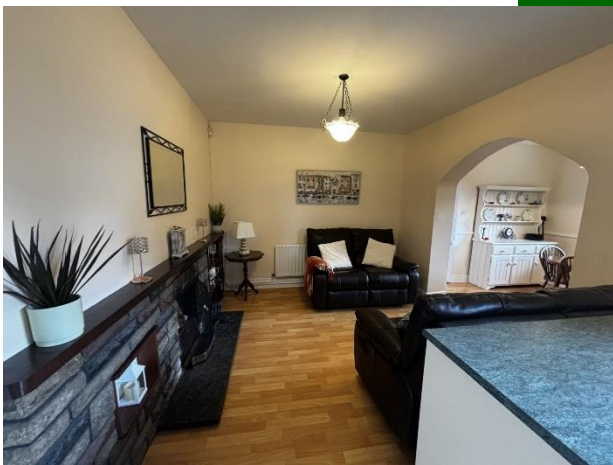
**Bedroom 3** Carpet flooring. Built in wardrobes.

3m (9'10") x 2.7m (8'10")

**Bedroom 4** Carpet flooring. Built in wardrobes. En Suite. 3.8m (12'6") x 3.3m (10'10")

**En suite** Fully tiled. W.C. whb. Mira elite electric shower. 3.3m (10'10") x 0.9m (2'11")

**Garage** 5.5m (18'1") x 3.06m (10'0")



## Features:

- Oil fired central heating
- Septic tank sewage system
- PVC double glazed windows
- Fibre optic broadband
- New PVC fascia and soffit boards fitted.
- Both Limerick City and Tipperary Town only a 25 minute drive away
- Landscaped gardens





### Property Directions:

Enter eircode V94 TPH4 into your mobile device to direct you straight to this property.

### Agent Information:

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#### Disclaimer

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