



Glenbane, Cullen, Co. Tipperary



Guide Price €245,000



GVM announce to the market a beautifully appointed and recently refurbished residence standing on a very pleasant Circa 0.33 st acre site. This very well laid out modern home has been renovated and refurbished to a truly magnificent standard providing bright, spacious and well proportioned living and bedroom accommodation.



All work has been completed to a very high standard which includes all external walls fully insulated, new plumbing and wiring, a state of the art zoned heating system, UPVC double glazed windows, modern kitchen and tiled bathroom together with laminated flooring throughout.



Nestled in a peaceful country setting, this charming home at Glenbane offers an ideal blend of rural tranquility and convenient access to nearby amenities. The property is situated close to the villages of Cullen and Emly, just a 15-minute drive from Tipperary Town, and approximately 30 minutes drive from Limerick City.

The location also benefits from its proximity to Limerick Junction Train Station, providing direct rail links to Dublin and Cork. For leisure enthusiasts, the nearby Ballykisteen Golf and Country Club offers excellent facilities, including a hotel, gymnasium, and swimming pool. There are also very pleasant local walkways.



Presented in turn-key condition, this home represents a wonderful opportunity to acquire a country residence at an affordable price point. Viewing is highly recommended.

Rooms:

Welcoming entrance porch

New double glazed door
2m (6'7") x 1.03m (3'5")

Sitting room

Bright spacious room with fireplace. Laminate flooring
4.05m (13'3") x 3.04m (10'0")

Kitchen

Newly fitted floor and eye level presses. Laminated flooring and wall tiling. Door to rear garden
3m (9'10") x 2.02m (6'8")



Bedroom 1

Double. Laminate flooring



2.08m (6'10") x 2.05m (6'9")

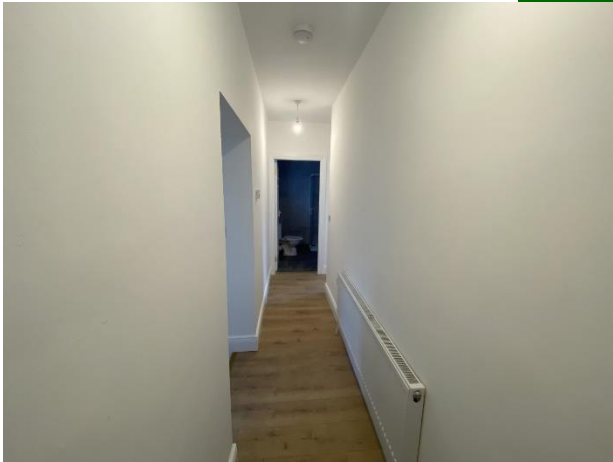
Bedroom 2

Double. Laminate flooring

2.08m (6'10") x 2.08m (6'10")

Bedroom 3

Master. Laminate flooring



Bedroom 4/ Study/Office

Laminate flooring

3.05m (10'0") x 3m (9'10")

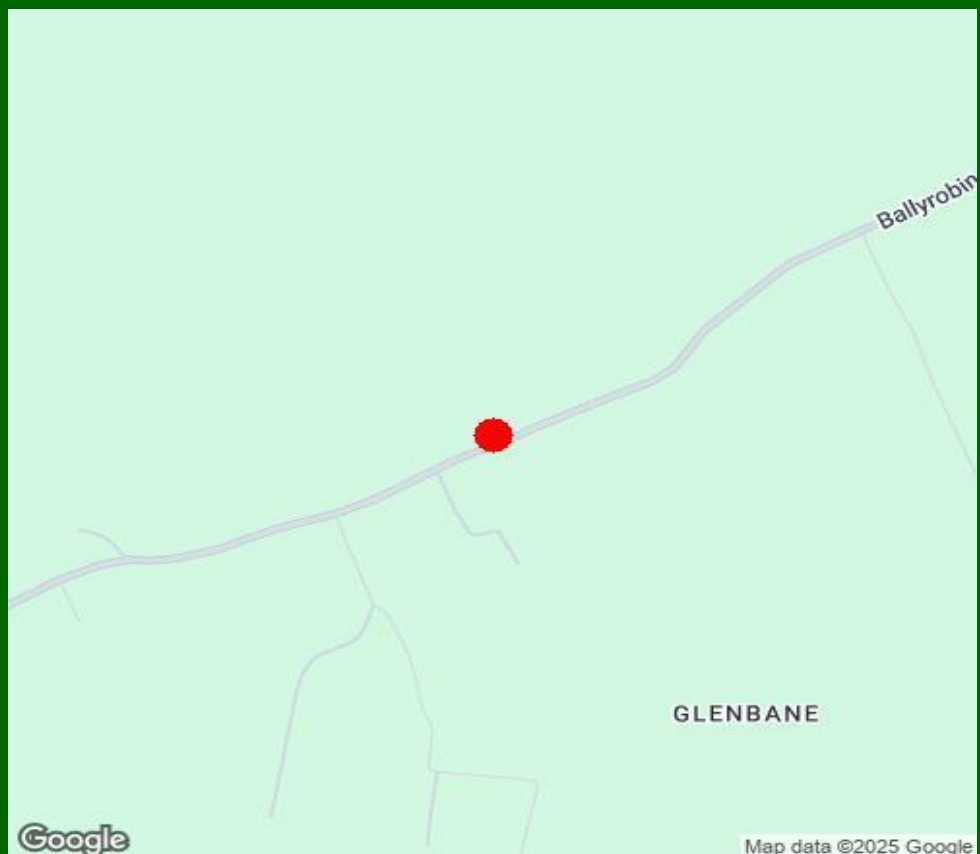
Bathroom

Newly fitted with tiled shower, wc & whb



Features:

- Zoned and newly installed heating system
- Double glazed UPVC windows
- Full internal retrofit to a very high standard
- C3 energy rating
- Spectacular views to the front
- Really pleasant and tranquil rural setting yet a short drive to local amenities
- Good nearby primary schools, a local shop and welcoming local hostelryes
- An array of local Golf Courses and home of the famous Scarteen Hunt
- Thriving local GAA Club in Emly .Soccer in Cullen. Tennis in Lattin. Rugby in Tipperary.
- Ideal for remote working with proximity to Train Station and the office option/4th bedroom



Property Directions:

Enter Eircode E34 F785 in your mobile device. GVM sign erected.

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Disclaimer

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