



Beabus, Adare, Co. Limerick



**Guide Price**  
**€340,000**



GVM present to the market a beautifully maintained four bedroom bungalow maintained in superb condition throughout and standing on a prominent Circa 0.5 st acre site.



This property enjoys all the benefits of tranquil and established country living located just 3 km from the hugely popular and picturesque village of Adare which boasts four primary schools, a tourist and heritage centre, supermarkets, excellent restaurants and chic coffee shops and the renowned five star Adare Manor Golf and Hotel Resort. There is also easy access to the nearby Motorway and Croom is just 5 minutes drive, which now has a new state of art Secondary School. Given the very strong location, this property is very sensibly priced ideal for first time buyers or right sizers. There is spacious and well proportioned living and bedroom accommodation with great potential to extend and develop further if required. Viewing of the home is highly recommended.

#### **Rooms:**

#### **Entrance hallway**

Carpet flooring

#### **Sitting room**

Carpet flooring. Brick feature fireplace.

4.02m (13'2") x 6.06m (19'11")

#### **Kitchen / Dining room**

Fully fitted kitchen. Double doors to sun room. Built in units. 3.05m (10'0") x 9.04m (29'8")

#### **Sun room**

Tiled flooring. Timber flooring

#### **Bathroom**

Toilet, whb and bath. Partly tiled

2.04m (6'8") x 3.04m (10'0")

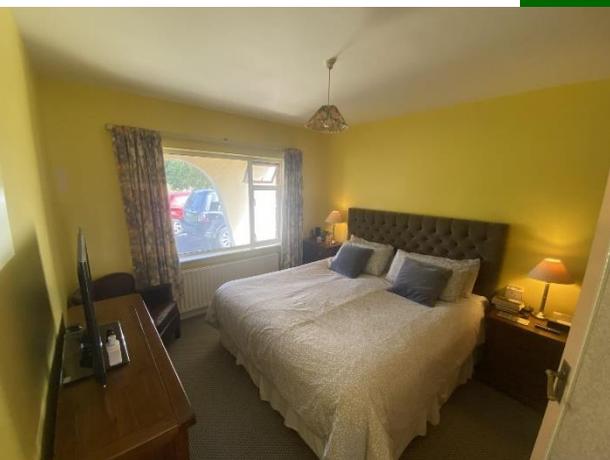
#### **Main bedroom**

Carpet flooring. Double bedroom. Ensuite with electric shower fitted. 3.08m (10'1") x 3.04m (10'0")

#### **Bedroom 2**

Double bedroom. Built in wardrobes. Carpet flooring.

3.04m (10'0") x 3.07m (10'1")





### Bedroom 3

Double bedroom. Carpet flooring  
3.07m (10'1") x 3.05m (10'0")

### Bedroom 4

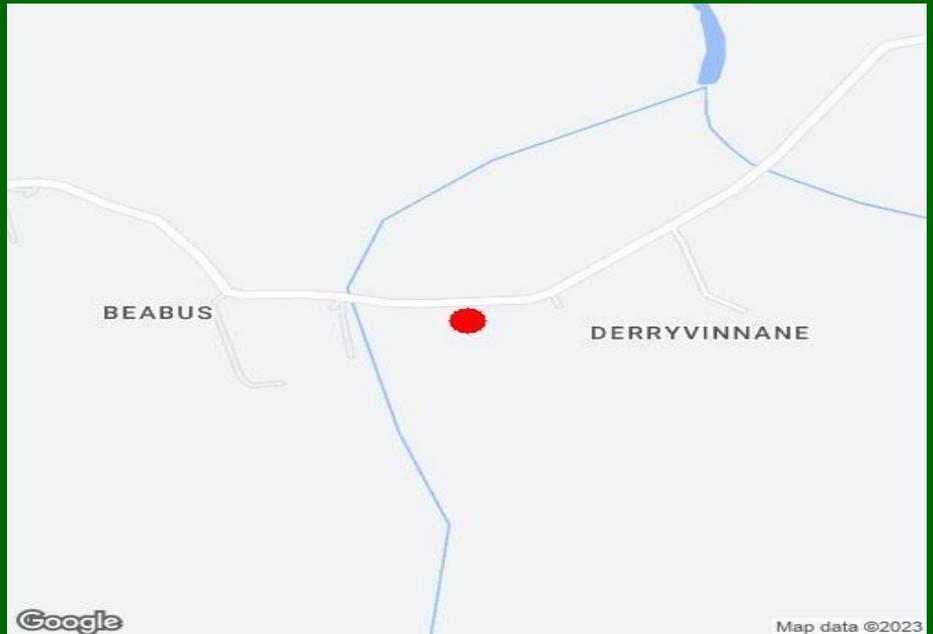
Carpet flooring . Built in wardrobes. Covng surround.  
3.01m (9'11") x 3.04m (10'0")



### Features:

- Oil fired central heating
- Double glazed UPVC windows
- 3 miles from Adare Village
- Circa 0.5 st acre site
- Boiler house
- Detached garage
- Septic Tank
- Tarmac Driveway
- This property is situated on the primary and secondary bus route.





### Property Directions:

Enter eircode V94ENN9 to your mobile device to bring you straight to the front door of this property.

### Agent Information:

**Contact John O' Connell**

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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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