



Coolarig House, Ballysheedy, Co.Limerick V94 HT9T



COOLARIG

B A L L Y S H E E D Y , C O . L I M E R I C K



Guide Price €695,000



GVM present to the market a magnificent and palatial executive style 4 bedroom detached residence extending to Circa 3,100 sq.ft and standing on a mature and beautifully maintained site extending to Circa 1 st acre, accessed via automated gates and a double sided cut stone front wall and piers. Coolarig House is designed to meet all the demands of modern day living combining all the benefits of tranquil country living yet just 4 km from all the fantastic amenities associated with our thriving and expanding city.





This home enjoys bright, spacious and well proportioned living and bedroom accommodation ideal for those in search of a forever home in a wonderful location. There is a lofted detached garage (plumbed) that could be easily converted for a home office or gym. Raheen Business Park, Crescent Shopping Centre, University Hospital, Limerick Golf Club and the Motorway are all within very easy reach (4 km). The facade of this property is stunning beautiful and internally there are many bespoke fixtures and fittings that a home of this stature deserves. Great connectivity between the house and the lush and manicured gardens that enjoy feature patio and barbecue areas. Inspection of this truly superb home is very highly recommended.

Rooms:

Entrance Hallway Tiled flooring.

2.02m (6'8") x 1.07m (3'6")

Inner hall Tiled flooring. 8.02m (26'4") x 4m (13'1")

Study Solid wood flooring. 3.05m (10'0") x 3m (9'10")

Guest WC WC & WHB. Wooden flooring.

2.03m (6'8") x 1m (3'3")

Feature lounge Solid wood flooring, bow window, feature fireplace with solid fuel stove.

5.09m (16'8") x 4.03m (13'3")

Conservatory

Overlooking the stunning rear garden with patio doors and solid wood flooring. 3.04m (10'0") x 3.02m (9'11")

Formal dining room With solid wood flooring and serving hatch to Kitchen.

Beautifully fitted kitchen

With generous floor and eye level presses with luxury amtico flooring, 5.06m (16'7") x 3.05m (10'0")



Rear hall

With plumbed utility off and downstairs wc & whb
3.07m (10'1") x 3.06m (10'0")

TV room With solid wood flooring and feature fireplace 3.05m (10'0") x 3.05m (10'0")

Feature landing area With double doors overlooking the splendid and beautifully appointed front garden
5.02m (16'6") x 4.02m (13'2")

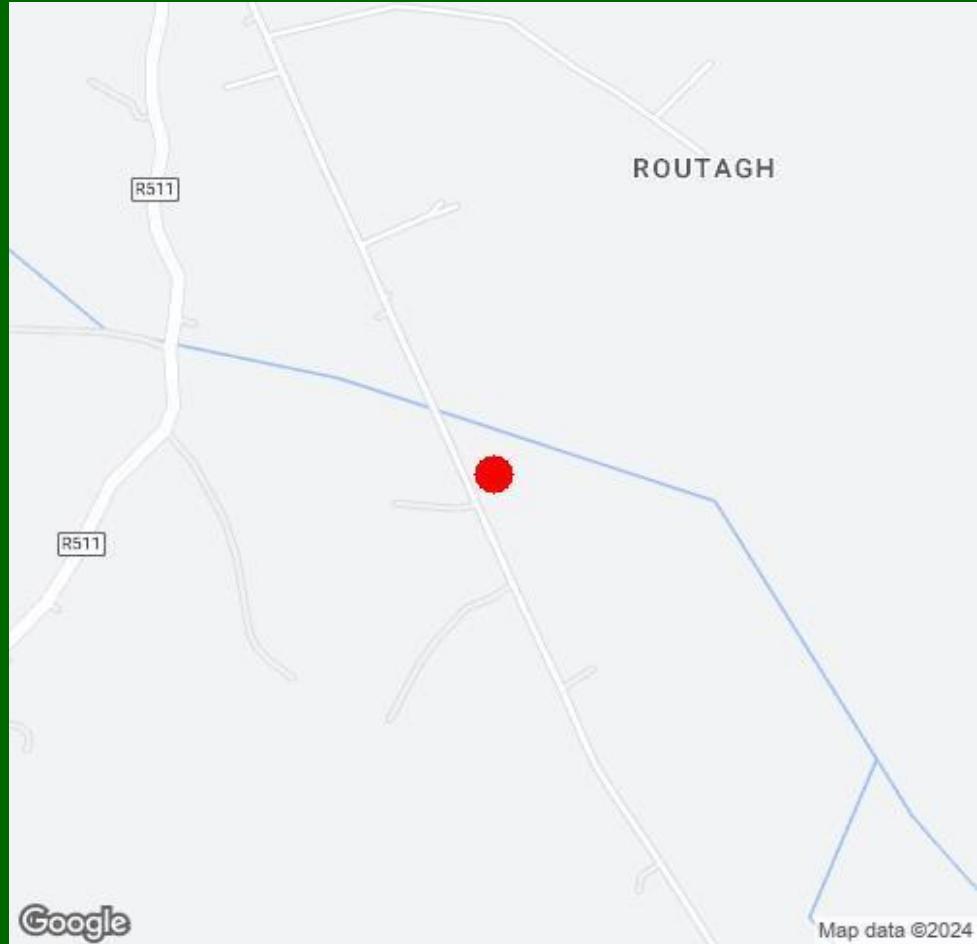
Bedroom 1 Double. Built in wardrobes
3.05m (10'0") x 3m (9'10")

Bedroom 2 Double with built in wardrobes
3.05m (10'0") x 3m (9'10")

Features:



- Private and mature Circa 1 st acre site beautifully landscaped
- Two bedrooms ensuite and one with Jacuzzi bath
- New condensing oil boiler and recently installed bio cycle sewerage system
- Two metre double sided cut stone front walls and wrought iron gates
- B3 energy rating
- External cast iron lanterns throughout the site
- Automated gates
- Sweeping tarmac driveway with extensive set down and circulation area
- Modern fitted kitchen, built in wardrobes and feature fireplaces throughout
- Numerous feature reception rooms



Property Directions:

Enter eircode V94HT9T to your device to direct you straight to this property.

Agent Information:

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Disclaimer

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