



Kilcullane, Bruff, Co. Limerick, V35 TF25.



Guide Price €175,000



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The accommodation comprises an entrance hall, living room, kitchen, main bathroom and two bedrooms. While the property is maintained in good condition, it also offers excellent potential for further development and improvement, providing the new owners with an opportunity to enhance and personalise the home to suit their individual needs and tastes.

Set on approximately 0.27 acres, the property enjoys a peaceful and private setting, with ample outdoor space and a lovely sense of tranquillity.

Ideally located close to a variety of amenities and essential services, this attractive cottage represents an excellent opportunity for first-time buyers, downsizers or those seeking a comfortable countryside retreat. Viewing is highly recommended to appreciate the charm, setting and potential this property has to offer.

Further Details from Richard Ryan on 063 98555.

Rooms:

Entrance Hall

5'8" (1.73m) x 3'3" (0.99m)

Livingroom

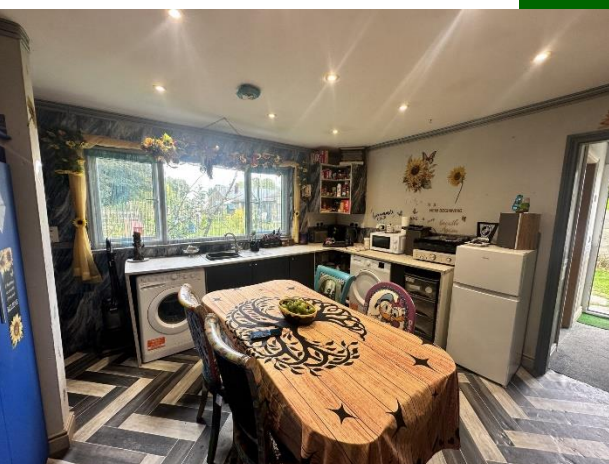
With carpet flooring and wood pellet burner.

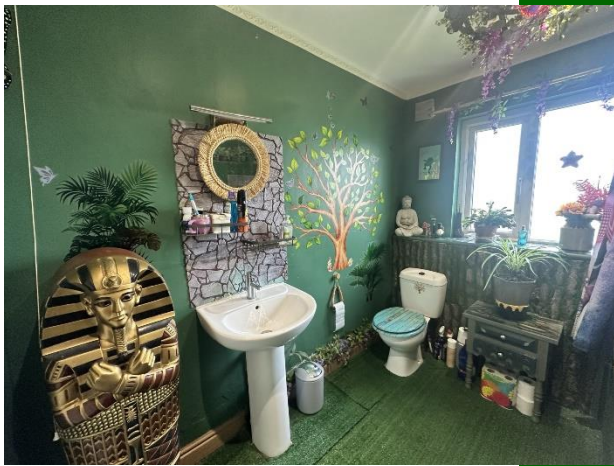
14'6" (4.42m) x 12'0" (3.66m)

Kitchen

With lino flooring and fitted units.

13'10" (4.22m) x 11'11" (3.63m)





Bathroom

With wash hand basin, bath, electric shower and toilet.

7'0" (2.13m) x 8'8" (2.64m)

Bedroom 1

With carpet flooring.

8'9" (2.67m) x 7'2" (2.18m)



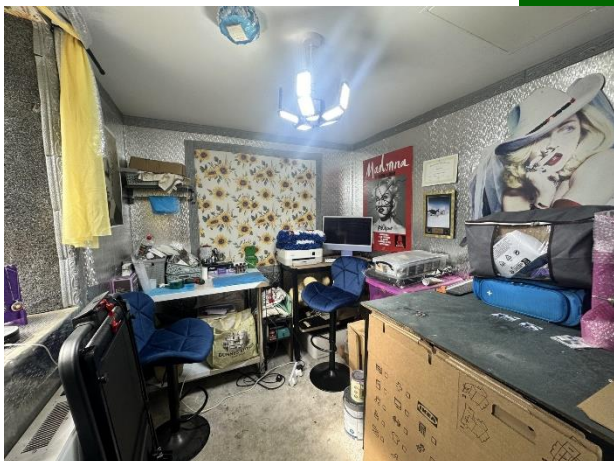
Bedroom 2/Studio

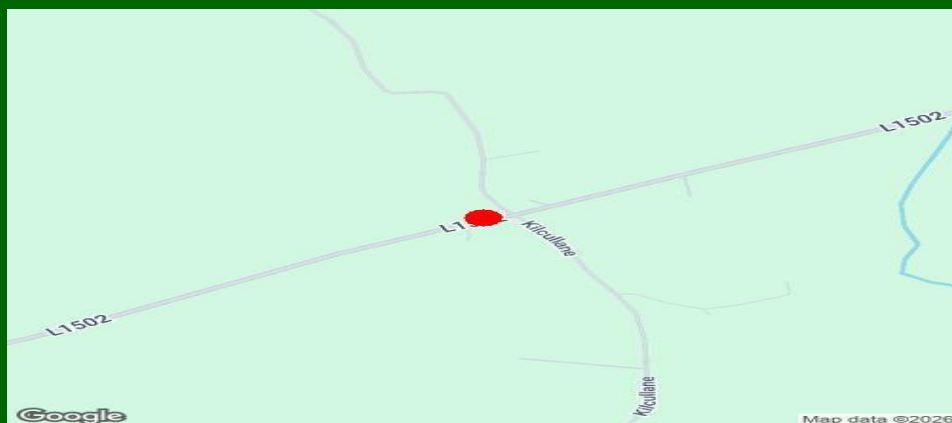
With carpet flooring.

8'8" (2.64m) x 7'4" (2.24m)

Features:

- DG UPVC windows.
- Mains Water.
- Septic Tank Sewerage.
- BER G.
- 2 minute drive to Herbertstown.
- 5 minute drive to Bruff.
- 30 minute drive to Limerick City.





Property Directions:

From Bruff, take the R512 towards Holycross. After approximately 3.5 km, take the sharp right turn. Continue for about 0.7 km, then take the left turn. Continue along this road for approximately 2.8 km, and the house is on the left-hand side. Use Eircode V35 TF25 or coordinates 52.510664, -8.492267

Agent Information:

Richard Ryan

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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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