



Farnane, Murroe, Co. Limerick



Price €195,000





GVM announce to the market a stunningly attractive two bedroom detached home, offering a perfect balance of village convenience and scenic surroundings. This property is ideal for families and first-time buyers seeking a well-connected yet peaceful setting. The living and bedroom accommodation is bright, spacious and well proportioned and generally in excellent condition throughout.



Outside, the property features good off-street parking and a private rear garden, perfect for outdoor enjoyment. A well-maintained green area to the side enhances the overall appeal and sense of space.



This compact home is situated within walking distance of village amenities including a supermarket/filling station, a great local primary school, church, wonderful sporting facilities and a welcoming local hostelry. Farnane also benefits from close proximity to the beautiful Clare Glens and Slieve Felim ideal for walking and outdoor activities.

Limerick City, the University of Limerick, and Plassey Technological Park are all just a 15 minute drive away, while the nearby M7 Motorway ensures excellent connectivity to the national road network.



Inspection of this sensibly price home is recommended.

Rooms:

Entrance hall

Sitting room

Open fireplace. T.V point.



4.1m (13'5") x 3.5m (11'6")

Bedroom 1

Laminated flooring.

2.9m (9'6") x 1.9m (6'3")

Bedroom 2

Double

3.1m (10'2") x 2m (6'7")

Kitchen

Fitted kitchen.

4.3m (14'1") x 2.7m (8'10")

Utility room

Fully plumbed. Tiled flooring.

2.1m (6'11") x 1.8m (5'11")



Shower room

Fully tiled. Electric shower fitted.

2.3m (7'7") x 1.6m (5'3")

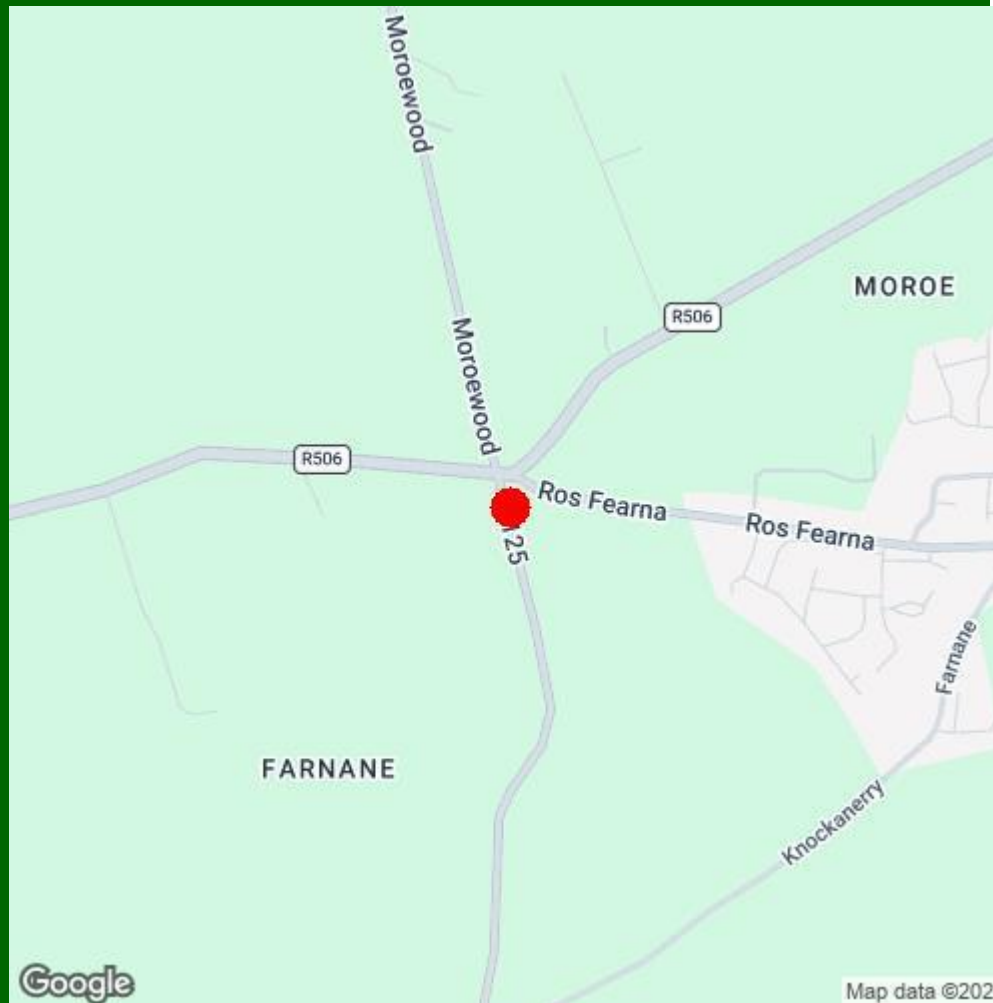
Shower room

3.3m (10'10") x 3.1m (10'2")



Features:

- Mains water
- Septic tank
- Double glazed PVC windows
- Circa. 0.59 acre site
- Located 1 km from Murroe Village
- Room for further expansion subject to planning permission
- University of Limerick, and Plassey Tech Park are all just a 15-minutes drive away



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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