



Tankardstown North, Kilmallock,
Co. Limerick, V35 VY42



Guide Price €300,000



GVM are delighted to present this beautifully maintained three-bedroom bungalow, offering an exceptional blend of peaceful countryside living and convenient access to nearby amenities.



Situated on a beautifully landscaped site extending to approximately 0.5 acres, this attractive home enjoys a prime location just five minutes from both Bruree and Kilmallock, while Limerick City is within an easy 30-minute drive.

Extending to approximately 1,488 sq. ft. (138 sq. m.), the property is thoughtfully designed and presented in excellent condition throughout. The bright and spacious accommodation comprises a welcoming entrance hall, a generous sitting room, a well-appointed kitchen/dining area, a charming conservatory, three generously sized bedrooms including a master bedroom with en-suite, and a family bathroom. There is also a garage attached.

This outstanding property presents a rare opportunity to acquire a quality family home in a tranquil rural setting while remaining within easy reach of essential services and amenities.

Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

For further information or to arrange a viewing, please contact Richard Ryan of GVM on 063 98555 or 087 8067772.

Rooms:

Entrance Porch

With tiled floor, 6'6" (1.98m) x 8'3" (2.51m)

Hall

With tiled floor, 12'10" (3.91m) x 5'8" (1.73m)

Sittingroom

With solid wooden floor, feature fireplace and beam effect ceiling, 12'3" (3.73m) x 13'10" (4.22m)

Kitchen/Dining

With fitted units, integrated oven, hob & extractor and tiled floor & splash back. Open fireplace with back boiler. Hotpress, 28'4" (8.64m) x 11'0" (3.35m)

Conservatory

With tiled floor, 12'0" (3.66m) x 6'0" (1.83m)



Bedroom No 1

With laminated wooden floor & built in wardrobe,
11'6" (3.51m) x 8'6" (2.59m)

Bedroom No 2

With laminated wooden floor & built in wardrobe,
11'6" (3.51m) x 9'6" (2.9m)



Bedroom No 3

With laminated wooden floor & built in wardrobe,
14'6" (4.42m) x 11'0" (3.35m)

Ensuite

Fully tiled with electric shower, toilet and wash hand basin, 6'4" (1.93m) x 5'0" (1.52m)

Main Bathroom

Fully tiled with electric pump shower over bath, toilet and wash hand basin, 10'10" (3.3m) x 5'8" (1.73m)



Garage

15'4" (4.67m) x 10'0" (3.05m)

Features:

- Oil Fired Central Heating.
- DG UPVC windows.
- Well Water.
- Septic Tank Sewerage System.
- C. 0.5 Statue Acre Site.
- D2 BER.
- Turnkey Condition.
- 30-minute drive to Limerick City.





Property Directions:

From Kilmallock take the Bruree road for 3.5 KM the residence is on the left-hand side. Co-ordinates: 52.419394, -8.621416 or simply use Eircode: V35 VY42.

Agent Information:

Richard Ryan



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Tel: 087 8067772.

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

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