



34 Ballyglass, Ardnacrusha, Co. Clare
(Near Limerick)



Guide Price €545,000



GVM Auctioneers are delighted to introduce to the market 34 Ballyglass, Ardnacrusha, a truly impressive five bedroom detached residence that offers generous family accommodation, excellent living and bedroom space and well laid out and beautifully landscaped gardens.



This is a substantial home that combines space, comfort and practicality, with five good sized bedrooms, one en suite, two main bathrooms, office, a stylish kitchen and three reception rooms. The layout provides an abundance of flexibility for modern family life, whether you require separate living areas, a home office, playroom or additional space for entertaining.



One of the stand out features of the property is the fantastic newly landscaped rear garden. Enjoying a highly desirable west-facing orientation, this haven benefits from wonderful afternoon and evening sunshine and provides an exceptional outdoor space for relaxing, entertaining and family life.

The property boasts a B energy rating. Potential purchasers will benefit from 'Green mortgage rates' along with low running costs.



The location is a major attraction. This superb home is ideally positioned for those who want the benefits of a quieter residential setting while remaining within easy reach of all amenities and its surrounding employment, retail, sporting, educational and recreational amenities. The property is particularly appealing to commuters, with straight forward access towards Limerick and the surrounding road. This home is an excellent choice for those working in the city while also providing convenient access to the wider Mid-West region. The lakeside town of Killaloe is also just 15 minutes drive with great local walkways, restaurants and welcoming hostelrys. For families, there is a great selection of primary and secondary schools in the wider Ardnacrusha and Limerick area, along with a broad range of childcare, sporting and community facilities. The combination of accessibility, local amenities and generous accommodation makes this a particularly appealing family home.

Viewing is highly recommended to fully appreciate the size, quality and excellent setting of this wonderful property.





Rooms:

Entrance Hall

Tiled flooring. 4.02m (13'2") x 4.07m (13'4")

Living room Hard wood flooring. Fireplace with solid fuel stove. Bay window. Double doors leading to dining room 3.7m (12'2") x 7m (23'0")

Dining Room Hardwood flooring.

Double doors leading to sun drenched garden.

4.2m (13'9") x 3.7m (12'2")

Kitchen Two tone shaker style kitchen with generous eye and floor level presses. LVF Flooring. Intergrated appliances. 4.2m (13'9") x 4.1m (13'5")

Utility Room LVF Flooring.

Extra storage space. Plumbed for a washer and dryer.

2.5m (8'2") x 5.2m (17'1")

Bathroom Tiled flooring. Shower. 1m (3'3") x 2m (6'7")

Office Hardwood flooring. 3m (9'10") x 2.03m (6'8")

Lounge/Playroom Laminated flooring.

3.1m (10'2") x 5.3m (17'5")

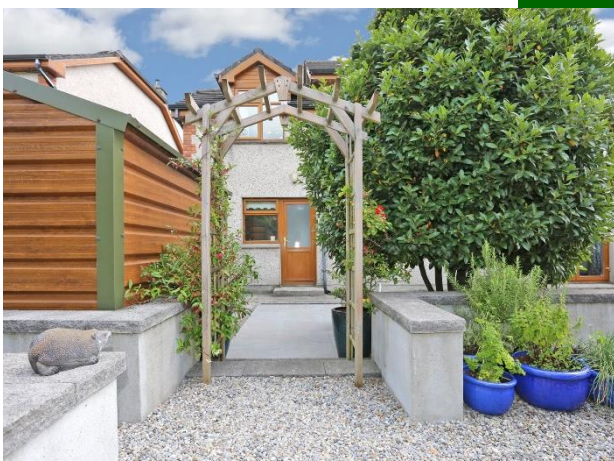
Bedroom 1 Double. Laminated flooring.

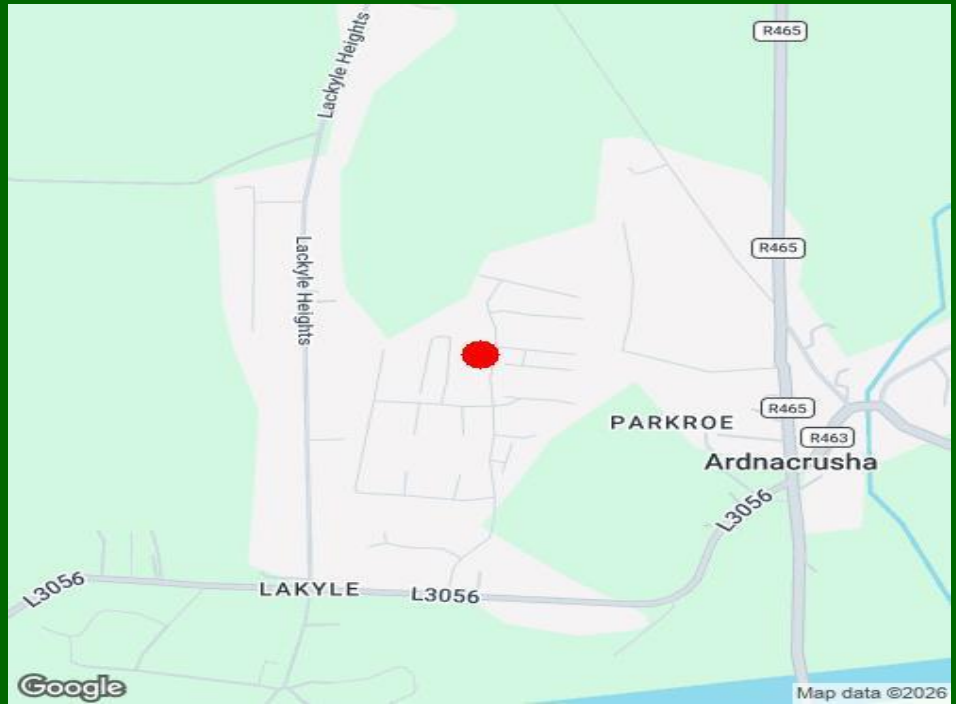
Built in wardrobes. 3.8m (12'6") x 3.2m (10'6")

Bedroom 2 Single. Laminated flooring. 4m (13'1") x 2.02m (6'8")

Bedroom 3 Double. Laminated flooring.

3m (9'10") x 3.5m (11'6")





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Disclaimer

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