



Swan Lake, Lough Gur, Bruff, Co. Limerick



Guide Price €295,000



An exceptional opportunity to acquire a spacious family home in one of County Limerick's most scenic and sought-after residential settings.

GVM Auctioneers are delighted to present to the market this truly outstanding three-bedroom detached bungalow, standing on a beautifully maintained c. 0.37-acre site in the highly regarded locality of Lough Gur, just 20 minutes from Limerick City.



Nestled amidst the picturesque countryside, this attractive residence offers the perfect blend of peaceful rural living and everyday convenience. The immediate locality is celebrated for its stunning lake, tranquil lakeside walks, beautiful natural scenery, and excellent recreational amenities, while also enjoying easy access to the nearby towns of Bruff and Ballyneety.



Internally, the property offers bright, well-proportioned accommodation extending to generous living and bedroom spaces, creating a warm and welcoming family home. The spacious layout provides excellent flexibility for modern living, while the sizeable site offers ample room for future extension or enhancement (subject to the necessary planning permission).

The mature gardens provide a wonderful outdoor setting for relaxation, gardening, or family enjoyment, with generous parking and excellent privacy.

This home represents an outstanding opportunity for a variety of purchasers, including first-time buyers seeking a quality home in a desirable location or right-sizers looking for comfortable single-storey living or those seeking a home with further potential to extend and add value.

Competitively priced and offering exceptional value, this is a property that is sure to generate strong interest.

Rooms:

Entrance hall Tiled flooring.

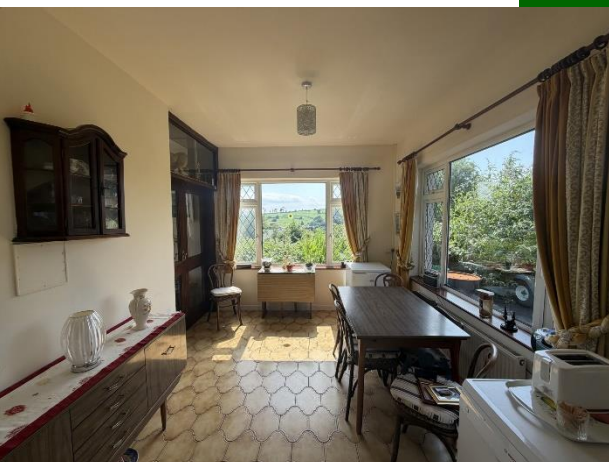
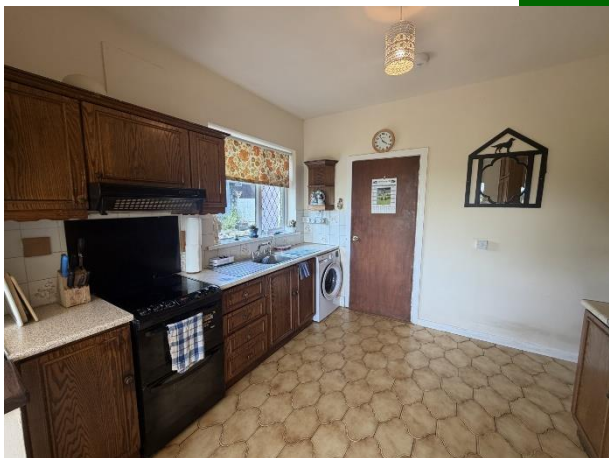
Sitting room Carpet flooring. Feature fireplace.

5.7m (18'8") x 3.5m (11'6")

Kitchen/dining room Tiled flooring. Double doors to sitting room. 6.9m (22'8") x 3.3m (10'10")

Utility room 2.4m (7'10") x 1.4m (4'7")

Bedroom 1 Double bedroom. Built in wardrobes. Whb. 3m (9'10") x 2.8m (9'2")





Bedroom 2 Double bedroom. Built in wardrobes. Whb. 4m (13'1") x 3m (9'10")

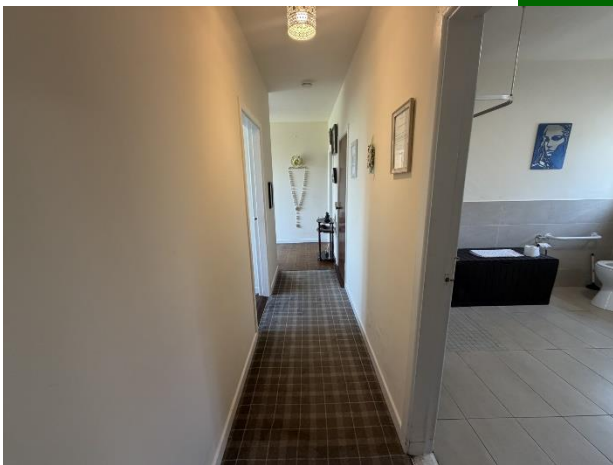
Bedroom 3 Double bedroom. Built in wardrobes. Whb. 4m (13'1") x 3.3m (10'10")

Main bathroom Fully tiled. 3.3m (10'10") x 2.9m (9'6")



Features:

- Oil fired central heating
- Double glazed UPVC windows
- Septic tank
- Circa. 0.37 st acre elevated site
- Practical layout
- Immediately adjacent to Lough Gur Visitor Centre & Lakeshore Park
- Very attractive price point





Property Directions:

Enter Eircode V35 D959 in your mobile device. GVM sign erected.

Agent Information:

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Disclaimer

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