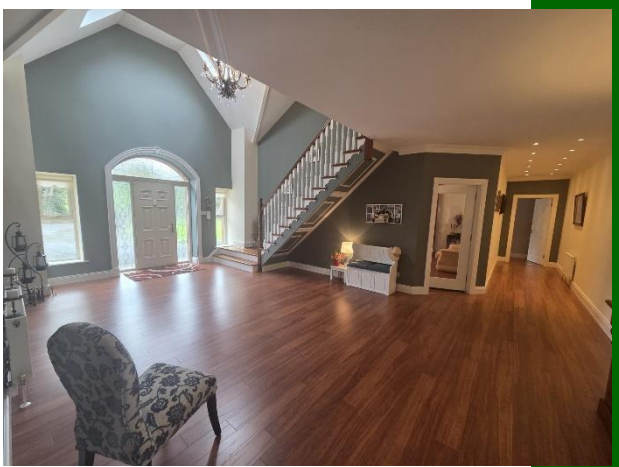
Dromoher, Pallaskenry, Co. Limerick,
V94 HRR9.





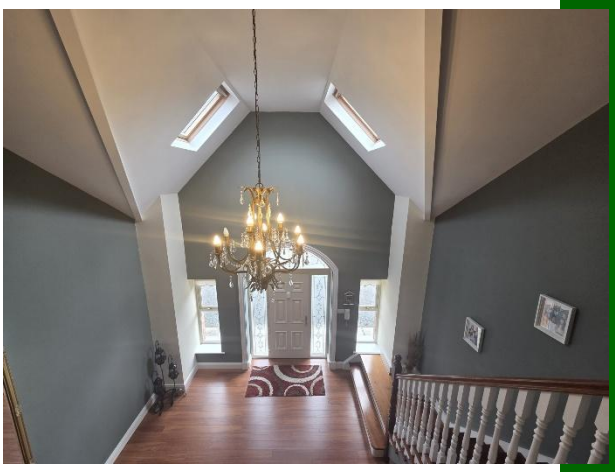


Guide Price €625,000

BER B

GVM are delighted to present this exceptional detached four-bedroom residence, ideally positioned in a peaceful countryside setting just two minutes from Pallaskenry Village and approximately 20 minutes from Limerick City.









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Offering an impressive combination of space, privacy and convenience, this substantial family home extends to approximately 4,500 sq. ft. and occupies a beautifully landscaped site. The property provides an enviable rural lifestyle while remaining within easy reach of the village and a comprehensive range of local amenities.

Internally, the accommodation is exceptionally well proportioned and thoughtfully laid out, with bright, spacious rooms throughout. The ground floor comprises an impressive grand entrance hall, spacious sitting room, family room, kitchen/dining area, two ensuite bedrooms, utility room, laundry room, storeroom and guest WC.

Upstairs, there are two further generously sized bedrooms, both enjoying ensuite facilities. The luxurious master bedroom ensuite features a jacuzzi bath, while a stylish family bathroom completes the first-floor accommodation.

The overall layout provides excellent flexibility for modern family living, with generous reception areas, four ensuite bedrooms and an abundance of storage and ancillary space.

A particular feature of the property is the excellent selection of outdoor facilities, including a purpose-built workshop and three large dog kennels, making this an ideal home for those seeking generous space both inside and out.

Set in a tranquil and attractive countryside location yet just moments from Pallaskenry and within convenient commuting distance of Limerick City, this outstanding residence represents a rare opportunity to acquire a substantial, high-quality family home in a superb setting.









Early viewing is highly recommended to fully appreciate the exceptional space, quality and lifestyle this property has to offer.

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

Rooms:

Entrance Hall

With solid wooden floor, vaulted ceiling.

24'6" (7.47m) x 16'0" (4.88m)

Sittingroom

With solid wooden floor, cast iron fireplace with marble surround (gas fire). Ornate coving on ceiling.

17'8" (5.38m) x 17'8" (5.38m)

Family Room

With solid wooden floor, feature marble fireplace (gas fire). Vaulted ceiling and French doors leading to rear patio area.

18'8" (5.69m) x 17'6" (5.33m)

Kitchen/Dining Room

With tiled floor, fitted units integrated appliances, quartz counter top, gas stove and tiled flooring. Island with stainless steel sink. French patio doors leading to rear patio area.

36'0" (10.97m) x 14'6" (4.42m)

Utility Room

With tiled floor and splash back, fitted units, stainless steel sink & plumbed for dish washer.

10'4" (3.15m) x 10'4" (3.15m)

Guest Toilet

With toilet & wash hand basin, half tiled.



Store-room

L shaped.

16'0" (4.88m) x 9'4" (2.84m)

Laundry-room

Plumbed for washing machine & dryer.

11'3" (3.43m) x 7'0" (2.13m)



Bedroom No 1

With semi-solid wooden floor.

14'7" (4.45m) x 11'6" (3.51m)

Walk in wardrobe

8'2" (2.49m) x 5'4" (1.63m)

Ensuite

Fully tiled with toilet, wash hand basin & shower cubicle.

6'0" (1.83m) x 5'9" (1.75m)



Bedroom No 2

With semi-solid wooden floor & ornate coving.

17'9" (5.41m) x 16'5" (5m)

Walk in wardrobe

7'2" (2.18m) x 5'9" (1.75m)



Features:

- Oil Fired Central Heating (Zoned X 4).
- DG UPVC windows.
- Mains Water.
- Bio-cycle sewerage system.
- C. 0.7 Statue Acre Site
- Immaculate condition throughout.
- 20 minute drive to Limerick City
- BER B



Property Directions:

Travelling into Pallaskenry Village from Limerick, proceed straight through the village, the property is approximately 1.3 KM outside the village on the left hand side.

Co-ordinates: 52.657804, -8.8743113 or simply use Eircode: V94 HRR9.

Agent Information:

Richard Ryan

Phone: (087) 8067772

Email: richardryan@gvm.ie



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.

Limerick Office

25-26 Glentworth St,
Co. Limerick,
V94WE12

Phone: (061)413522

Email: limerick@gvm.ie

Kilmallock Office

Head Office,
Railway Road,
Kilmallock,
Co. Limerick

Phone: (063)98555

Email:
kilmallock@gvm.ie

Tullamore Office

GVM Mart,
Arden Road,
Tullamore,
Co. Offaly

Phone: (057)9321196

Email:
tullamoreproperty@gvm.ie

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