



Ballyphilip House, Ballyphilip, Bruree, Co. Limerick



Guide Price €490,000



GVM Auctioneers are delighted to present to the market this magnificent two storey detached residence, standing proudly on an exceptional and beautifully appointed site extending to approximately 1.15 hectares (circa 2.8 statute acres).

This is a truly impressive family home where the quality of the residence is wonderfully complemented by magnificent mature grounds, extensive ancillary accommodation and an excellent location within easy reach of Limerick City, Croom and Charleville.





The gardens are undoubtedly one of the outstanding features of this superb property. Beautifully maintained and exceptionally private, the grounds comprise of beautifully manicured lawns interspersed with mature trees, colourful flower beds, feature shrubbery and established apple and plum trees, creating a wonderful country garden setting.

The property is approached through a prominent and imposing entrance with automated wrought iron gates, opening onto an attractive sweeping driveway with extensive set-down and parking areas to both the front and rear of the residence.

The generous site provides an exceptional sense of space, privacy and seclusion and is further enhanced by a range of useful store rooms together with two garages, offering excellent storage, workshop or hobby space. The property also benefits from excellent accessibility, with the principal entrance positioned off the adjoining side road together with the benefit of additional access to the main Limerick–Cork road.

A spacious & impressive family home the residence itself has been constructed to a very high standard and is presented with an attractive, low maintenance exterior façade which complements the overall character and quality of this wonderful home.

Internally, the accommodation is bright, spacious and exceptionally well proportioned throughout, with a layout ideally suited to modern family living, entertaining and those seeking generous reception and bedroom accommodation.

At ground-floor level there are three substantial reception rooms, providing wonderful flexibility for formal and informal family living, together with a well appointed kitchen, utility room and guest WC.

Upstairs, there are four generously proportioned bedrooms, including a spacious master bedroom with en-suite facilities, together with the main family bathroom. The property also benefits from double-glazed uPVC windows and oil-fired central heating.

Rooms:

Entrance hallway Parquet flooring. Closet.

5.04m (16'6") x 2m (6'7")

TV room Solid wood flooring. Feature fireplace.

3.07m (10'1") x 3.04m (10'0")



Sitting room. Solid wood flooring. Feature fireplace.

4.03m (13'3") x 3.07m (10'1")

Kitchen Tiled flooring. Floor and eye level presses. Oil fired Stanley cooker. Patio doors to rear.

6.02m (19'9") x 3.06m (10'0")

Utility Fully plumbed. Tiled flooring. Presses.

WC and whb off. Hotpress

3.08m (10'1") x 3.01m (9'11")

Main Lounge Solid wooden flooring. Fireplace & oil fired stove. Coving 7.06m (23'2") x 3.06m (10'0")

Bedroom 1 Double bedroom. Solid wooden flooring. Whb 3.07m (10'1") x 3.06m (10'0")

Bedroom 2 Double bedroom. Solid wooden flooring. Whb 3.07m (10'1") x 2.05m (6'9")

Bedroom 3 Master bedroom. Solid wooden flooring. Walk in wardrobes. Ensuite with shower. 4.08m (13'5") x 3.07m (10'1")

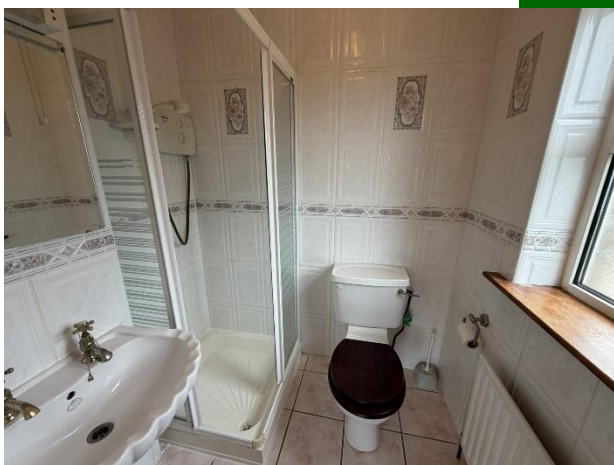
Bedroom 4 Double bedroom. Solid wooden flooring. Whb. 3.07m (10'1") x 3.07m (10'1")

Bathroom

Fully fitted.

2.03m (6'8") x 2m (6'7")

Large garage 30 X 15 ft



Features:

- Standing on circa 2.8 acres of landscaped and manicured gardens.
- Private water well. Septic tank on site,
- Wrought iron electric gates onto gravel driveway lined with mature plumb and apple trees..
- Oil fired central heating.
- Security alarm
- Double glazed UPVC windows
- Sensible price point
- No chain
- Must be seen to be appreciated





Property Directions:

Enter Eircode V35 WE27 in your mobile device.

Agent Information:

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Disclaimer

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