



Ballinscaula, Kilmallock, Co. Limerick,
V35 FK80.



Guide Price €165,000



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Full of charm and character, this welcoming home offers bright, well-proportioned accommodation throughout. The interior comprises a comfortable sitting room featuring an original open fireplace with solid fuel stove, and attractive flooring, all of which enhance the property's warmth and character. The accommodation is completed by a kitchen, a bathroom, and two bedrooms upstairs.



Occupying a generous site of approximately C. 1.16 St. Acres, the property enjoys stunning views of the surrounding countryside, creating a peaceful and private setting. The grounds have been beautifully landscaped by the current owner, with an impressive variety of mature trees, shrubs and planting providing colour, interest and privacy throughout the seasons. Designed with both relaxation and entertaining in mind, the gardens offer several inviting outdoor spaces, making them ideal dining, family gatherings or simply enjoying the tranquil surroundings.



This attractive home close to a wide range of amenities and services. It presents an excellent opportunity for first-time buyers, downsizers, or those seeking to create a wonderful family home in a scenic location.



Early viewing is highly recommended and can be arranged through GVM Auctioneers, the sole selling agents.

Contact Evan Mc Dermott on 085 766 8105.



Rooms:

Living Room

With feature fireplace solid fuel stove and wooden floor.

14'6" (4.42m) x 10'7" (3.23m)

Kitchen

With tiled floor & fitted units.

7'1" (2.16m) x 8'7" (2.62m)

Bathroom

With tiled floor, wash hand basin, shower cubicle and toilet.

8'5" (2.57m) x 7'3" (2.21m)

Upstairs

Bedroom No. 1

With built in wardrobe and carpet flooring.

14'7" (4.45m) x 8'9" (2.67m)

Bedroom No. 2

With built in wardrobe and carpet flooring.

11'7" (3.53m) x 12'0" (3.66m)

Features:

- Oil fired central heating.
- UPVC windows.
- Mains Water.
- Septic Tank Sewerage.
- C. 1.16 St. Acre Site.
- BER G.
- 5 minute drive to Kilmallock.
- 10 minute drive to Bruff and Hospital.



Aerial view is for illustrative purposes only and may not be to scale



Property Directions:

From Kilmallock take the R515 Knocklong road for 5.5 KM. The property is the right hand side before the bridge .Co-ordinates: or 52.412158, - 8.497465 alternatively use Eircode: V35 FK80.

Agent Information:

Evan Mc Dermott

085 766 8105

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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.



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