



Mountbuis, Tipperary, E34 A023.



Guide Price €175,000



GVM are delighted to present this charming semi-detached residence to the market, situated on a mature, landscaped elevated site of approximately 0.5 acres.





The property is thoughtfully designed and offers bright, well-proportioned accommodation throughout. The interior comprises an entrance hall, a comfortable sitting room, a kitchen/dining area, a bathroom, and two bedrooms. The property comes with the benefit of planning permission for a C. 56 Sq. Mt. extension.

Occupying a generous site of approximately 0.5 acres, the property enjoys stunning panoramic views of the surrounding countryside, creating a peaceful and private setting.



This attractive home offers the perfect balance of tranquil rural living while remaining conveniently 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 Richard Ryan on 087 8067772

Rooms:

Entrance Hall

With Laminated flooring.

6'0" (1.83m) x 3'2" (0.97m)

Sittingroom

With laminated wooden floor and feature fireplace.

15'0" (4.57m) x 10'0" (3.05m)

Kitchen

With tiled floor, fitted units and Belfast sink.

12'10" (3.91m) x 9'3" (2.82m)





Rear Hall

5'6" (1.68m) x 5'6" (1.68m)

Bedroom No 1

With laminated wooden floor.

14'3" (4.34m) x 8'10" (2.69m)



Bathroom

3/4 tiled with toilet, wash hand basin and electric shower over bath.

12'9" (3.89m) x 6'0" (1.83m)

Bedroom No 2

With wooden floor.

14'6" (4.42m) x 9'6" (2.9m)

Features:

- Oil Fired Central Heating.
- DG Woodgrain UPVC windows.
- Mains Water.
- Septic tank sewerage system.
- C. 0.5 Statue Acre Site.
- G BER.
- Five-minute drive to Tipperary Town
- Large shed 28'6 X 24'6`.
- 2 Small Sheds.





Property Directions:

From Tipperary Town take the Galbally road (R662) for 6 KM and turn left, first house on the right. Co-ordinates: 52.451225, -8.248011 or alternatively use Eircode E34 A023.

Agent Information:



Richard Ryan

Email@ richardryan@gvm.ie

Tel: 087 8067772

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



PSRA Number: 002030