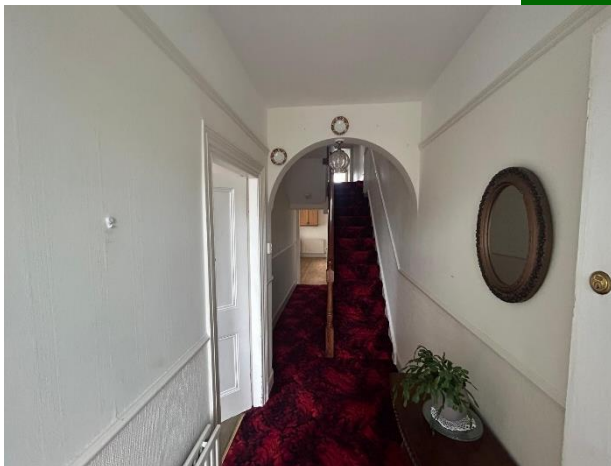




1 Ferndale, Ballinacurra, Limerick



Guide Price €448,000



GVM announce to the market a charming 4-bedroom period home in a prime Ballinacurra location, offering generous living space, original character features, and excellent potential for modernisation. Situated in one of Limerick's most sought-after residential areas, this attractive and handsome red-brick property combines classic architecture with spacious accommodation and a large private rear garden.



No 1 opens into a welcoming hallway leading to a spacious dual-aspect living and dining area. This room benefits from natural light, a feature fireplace, and ample space for both relaxation and entertaining. there is a compact kitchen, utility and family room/downstairs bedroom. The layout offers flexibility for modern redesign while retaining its classic charm and wonderful room proportions.



To the rear, the property boasts a substantial garden, offering huge potential for landscaping, extension (subject to planning), or creating a beautiful outdoor living space. The front driveway provides convenient off-street parking, a valuable feature in this central location.



Ballinacurra is a highly desirable residential area just minutes from Limerick city centre. The property is within easy reach of excellent primary and secondary schools, shops, cafés, University Hospital, Crescent Shopping Centre. Mary Immaculate College, The Limetree Theatre and Raheen Business Park. Excellent local public transport links and easy access to the Motorway providing excellent connectivity to our national road network.

Inspection of this hugely attractive property is very highly recommended.

Rooms:

Entrance hallway Carpet flooring.

Sitting room/dining room Carpet flooring. Feature fireplace. T.V point. 7.2m (23'7") x 3.7m (12'2")

Kitchen Fully fitted kitchen. Built in units. 4.3m (14'1") x 3.2m (10'6")

Utility room Plumbed.

2.5m (8'2") x 1.7m (5'7")





T.V room/Optional bedroom

Carpet flooring. Timber beams.

3.4m (11'2") x 3.1m (10'2")

Shower room Fully tiled. Triton electric shower fitted.

2m (6'7") x 1.3m (4'3")

Bedroom 1 Double room. Carpet flooring.

5.1m (16'9") x 3.4m (11'2")

Bedroom 2 Double room. Carpet floor.

3.5m (11'6") x 3.4m (11'2")

Bathroom Fully tiled. 2.4m (7'10") x 1.7m (5'7")

Bedroom 3 Double room. Carpet flooring.

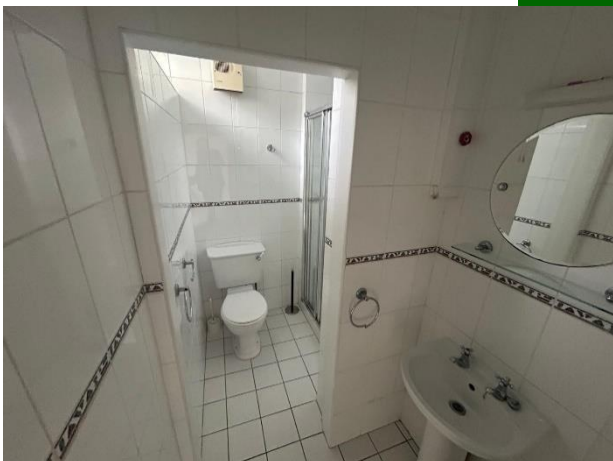
5.2m (17'1") x 3.1m (10'2")

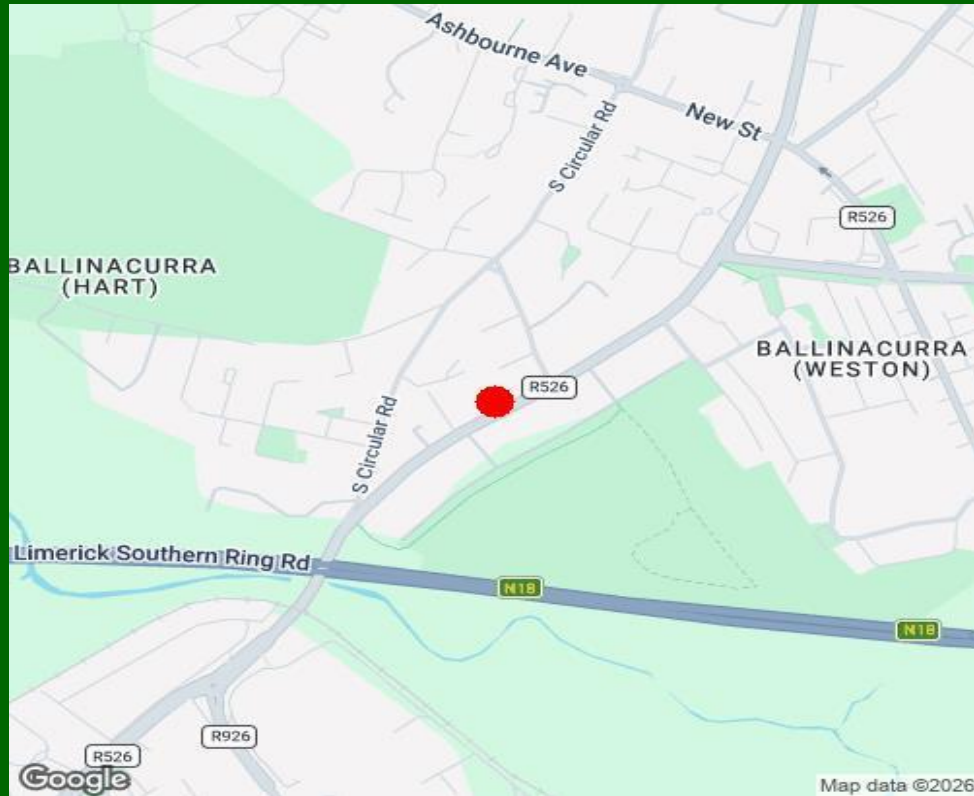
Bedroom 4 Single room. Carpet flooring.

2.9m (9'6") x 1.9m (6'3")

Features:

- Oil fired central heating
- Large rear garden with rear vehicle access.
- Double glazed PVC windows
- Prime location situated just 15 minutes walk to all city centre amenities.
- Traditional brick façade
- A home with enormous potential





Property Directions:

Enter eircode V94 TNW4 into your mobile device to direct you straight to this property.

Agent Information:

Contact :- John O' Connell Mobile :- 087-6470746

Email :- johnoconnell@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



PSRA Number: 002030