



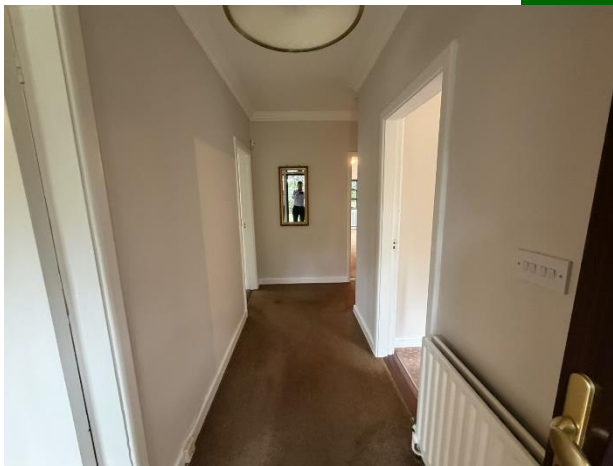
Ardballa, Ballyclough, Limerick



Price €490,000



GVM Auctioneers are delighted to introduce to the market this attractive three-bedroom bungalow, ideally positioned on a superb circa 0.25-acre private site in the highly sought-after Ballyclough area, on the outskirts of Limerick City. Combining spacious accommodation, mature gardens and excellent future potential, this property offers a rare opportunity to acquire a home in one of Limerick's most established residential locations.





While it would benefit from some updating and modernisation, it can be comfortably occupied from day one, allowing a new owner to make improvements gradually and at their own pace. Alternatively, it presents an exciting opportunity for a purchaser wishing to undertake a more comprehensive renovation and create a home tailored to their own requirements in one of Limerick's most desirable residential locations.

The mature and private site is a particular feature of the property. Generous established gardens provide an excellent sense of space and seclusion, while the size of the site also offers considerable potential to extend or enhance the existing accommodation, subject to the necessary planning permission.



The location is truly second to none. The lush, manicured fairways of Limerick Golf Club are just a short distance away, while the highly regarded Roxboro Primary School is also within easy reach. Raheen Business Park, Crescent Shopping Centre and University Hospital Limerick are all just a few minutes' drive away, while excellent access to the nearby Motorway places the national road network conveniently on your doorstep.



Properties combining such a convenient and sought-after location with a mature private site and this level of future potential rarely come to the market. Whether seeking a comfortable home to enjoy and update gradually, or a property with scope to extend, renovate and create something truly individual, this Ballyclough bungalow presents an opportunity not to be missed.



Highly Sought-After Ballyclough Location: Superb residential setting close to Limerick Golf Club and Roxboro Primary School.

Excellent Connectivity: Just minutes from Raheen Business Park, Crescent Shopping Centre and University Hospital Limerick, with convenient access to the nearby motorway network.

Private c. 0.25-Acre Site: Mature, established gardens offering an excellent sense of privacy and space, together with potential to extend, subject to the necessary planning permission.

Rooms:



Entrance hall Bright and inviting

4.04m (13'3") x 1.04m (3'5")

Sitting room With fireplace and overlooking the front garden 4.02m (13'2") x 3.03m (9'11")

Kitchen With tiled flooring, built in floor and eye level presses and solid fuel stove

4.02m (13'2") x 3.05m (10'0")



Utility Plumbed with wc & whb off

3.02m (9'11") x 2.04m (6'8")

Bedroom 1 Double. built in wardrobes

3.01m (9'11") x 3.02m (9'11")

Bedroom 2 Double with built in wardrobes

4.02m (13'2") x 3.02m (9'11")



Bedroom 3 Double with built in wardrobes

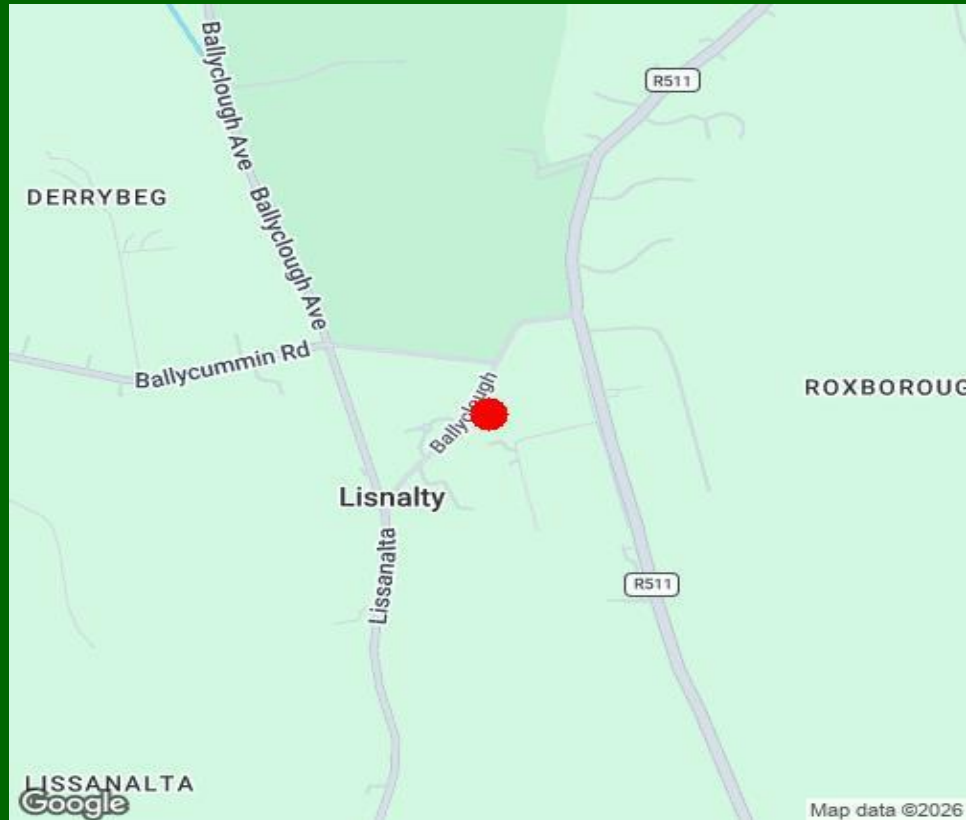
4m (13'1") x 3.01m (9'11")

Bathroom Newly fitted and tiled 2.06m (6'9") x 1.06m (3'6")

Features:

- Garage attached
- Oil fired central heating system
- Septic tank & mains water
- Ready for occupation and no chain
- Good on site parking and circulation
- Double glazed UPVC woodgrain windows
- Very welcoming local community with excellent sporting and educational facilities
- Attractive price point





Property Directions:

Enter Eircode V94 FK8V to your mobile device. GVM signs thereon.

Agent Information:

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Disclaimer

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