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PSRA Licence No. 002030



GUIDE €155,000

**Ardnamoher,
Galbally,
Limerick.**



GVM AUCTIONEERS - Limerick: (061) 413522 • Kilmallock: (063) 98555 • Tullamore: (057) 9321196 • Leitrim: (049) 4339633



P.S.R.A. Number: 002030

PROPERTY DESCRIPTION

Property Description

- Charming extended Cottage style residence situated in this idyllic setting midway between the villages of Galbally & Lisvernane. The property rests on a C. 0.5 St. Acre site within 15 minutes drive of the popular town of Mitchelstown and the M8 Motorway Network. The property has recently been completely refurbished. Accommodation comprises of sittingroom, kitchen, utility, 3 bedrooms, ensuite and main bathroom. OFCH, DG UPVC Windows. Contact Richard Ryan on 087 8067772.



BER: C2

Accommodation

- Sittingroom 11'9" X 15'3" With solid fuel stove & Laminated wooden floor.
- Kitchen 15' X 14'7" With tiled floor.
- Utility 7'8" X 8'2" With tiled floor & built in unit.
- Bathroom 7' X 8' With tiled floor; toilet, bath, pump shower and wash hand basin.
- Bedroom No 1 11'6" X 9'2" With Laminated wooden floor.
- Ensuite 9'3" X 5'2" With tiled floor; toilet, electric Mira shower and wash hand basin.
- Upstairs
- Bedroom No 2 9' 2" X 15'2" With Laminated wooden floor.
- Bedroom No 3 9'9" X 7' 10" With Laminated wooden floor.



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PROPERTY IMAGES



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PROPERTY FEATURES

- Oil fired central heating.
- DG UPVC windows.
- Mains Water.
- Septic Tank Sewerage.
- C. 0.5 St. Acre Site.
- BER C2.

Location/Direction

From Galbally take Lisvernane road, proceed past the Mooreabbey for 650 meters the property is on the left hand side. Co-ordinates: 52.401466, -8.270430

Viewing Details

Contact Richard Ryan on (087) 8067772.

Disclaimer: These particulars are given on the strict understanding that they will not form part of any contract. Whilst every care has been taken in preparing these particulars no responsibility is taken for any inaccuracies or errors. All enquiries and negotiations through GVM Auctioneers only