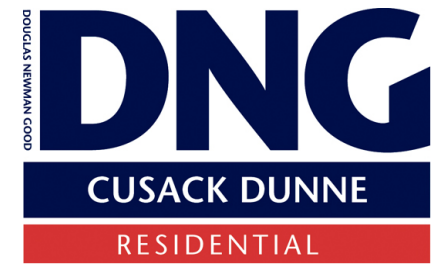


## Features & Services



**Outside:** The property has lawns to front, side and rear with elevated countryside views. Gated driveway with parking. Additional gate to rear. Mature gardens. Private sunny aspect. Septic tank. Garage with pit. Extensive basement with 4 large storage rooms. Boiler house. Full site area c. .8 of an acre.

**Features & Services.** Detached bungalow on .8 of an acre with large basement rooms in addition. Elevated site with beautiful country views. Separate access to the rear of the site, with further potential, subject to planning permission. Four bedroom house with three reception areas and garage to the side. Located in the village of Fedamore. Well maintained interior. Oil fired central heating. PVC & Aluminium double glazed windows. Septic Tank. Built c. 1968.

**BER Rating:** D1 **BER No.:** 104976048 **Energy Performance Indicator:** 258.24kWh/m2/yr

**Floor Area:** 116.34 sq.m (Approx.)

**Viewing:** By appointment with DNG Cusack Dunne

**Asking Price:** €290,000.



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## For Sale by Private Treaty



## Ormagh, Fedamore, Co. Limerick, V35 R523.

Set in the village of Fedamore, this four bedroom detached bungalow offers more than meets the eye and has a large elevated site (.8 of an acre ) with stunning views and a basement area with extensive storage. There is separate road access to the rear of the site with potential for a separate dwelling (subject to planning permission etc.) The property, built 1975 approx., has two reception areas, kitchen, 4 bedrooms, bathroom and ensuite and a garage. In the basement there are 4 large storage rooms. The property is well maintained throughout and ready for immediate occupation. The site is mature and offers gardens to front and back, parking and beautiful countryside views. Located within an easy commute of Limerick City, Raheen and other suburbs. Viewing highly recommended to appreciate what this fine home has to offer.

**BER D1**

## Accommodation



**Entrance Hall:** Carpet flooring. Built in storage.

**Living Room:** Spacious living room, located to the front of property. Open fire place. Carpet flooring

**Family Room:** Carpet flooring. Large window. Timber and marble fireplace. Access to kitchen.

**Kitchen/Breakfast Room:** Built in units. Large window with stunning elevated views.

**Bedroom 1:** Double bedroom. Carpet flooring. Built in wardrobe. Ensuite.

**Ensuite:** W.C. with wash hand basin. Shower.

**Bedroom 2:** Double bedroom. Carpet flooring. Built in wardrobe.

**Bedroom 3:** Small double/generous single room. Built in wardrobe.

**Bedroom 4:** Single bedroom. Built in units and storage.

**Bathroom:** Spacious family bathroom fitted with bath. w.c, was hand basin. Tiled throughout.

**Garage:**

**W.C**

