



Abbeyfeale, V94D8YP, Limerick

****UNDER OFFER*** Dillon Prendiville Auctioneers are delighted to offer Tir na nÓg on the Killarney Road in Abbeyfeale for sale by Private Treaty. The detached dwelling offers spacious and light filled accommodation throughout with a large extension to the rear.

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Accommodation Entrance Porch 2.0m x 1.5m Sitting Room 3.0m x 4.5m Solid fuel open fireplace - window overlooking streetscape. Bedroom 1 2.5m x 2.5m Window overlooking street. Office 2.0m x 2.6m Bedroom 2 2.8m x 4.5m With built-in wardrobe, cupboard - dual aspect. Lobby 2.2m x 1.4m Shower Room 2.3m x 2.2m Electric shower, wc and whb. Bedroom 3 3.4m x 3.0m Overlooking rear patio and garden. Kitchen/Dining 5.3m x 5.2m Tiled floor, solid fuel Stanley range, fitted kitchen, hot-press, staircase to first floor, Firebird oil boiler and rear door access - overlooking rear patio, south facing, capturing views of river Feale and countryside. First Floor Landing 1.0m x 2.2m With attic access. Shower Room 2.2m x 1.7m With electric shower, wc, whb and Velux. Bedroom 4 4.2m x 3.0m Overlooking patio area, rear garden and river Feale - south facing. Bedroom 5 3.0m x 2.8m Overlooking patio area, rear garden and river Feale - south facing. Detached Garage 3.4m x 4.9m Pitched galvanised roof, concrete floor and electricity supply. Lean-to Store 3.4m x 2.9m Features Large town centre mature site. Sought after location. Elevated sloping site with mature trees and shrubs. South facing aspect with views of surrounding countryside and river Feale from first floor. Patio area to rear - off street private parking. Detached garage. All mains service. A real hidden gem!

MORE INFORMATION

BER Rating

BER Rating : F BER Number : [116011453](#) BER Energy Performance Indicator : [384.86](#)

BASE INFORMATION:

Bed	: 5
Bath	: 2

BUILDING INFORMATION:

House Style	: Detached
Floor area (Total)	: 1615