For Sale
By Private Treaty

Guide Price
€725,000

REA JOHN LEE



BER A

Ballyvarra,
Lisnagry, Limerick.
V94 940D

4 Bedroom Detached – c. 296 sq.m.

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PSRA: 002764

Location

Overlooking open fields at Ballyvarra, this home enjoys a country setting in Lisnagry, east of Limerick City. Lisnagry National School serves the area, while nearby Castleconnell offers village cafés, a children's playground and scenic walks along the banks of the River Shannon.

For shopping and leisure, Castletroy offers a choice of shops, restaurants and a cinema, with the University of Limerick, Annacotty Business Park and the National Technological Park also within reach. Access to the M7 makes Ballyvarra a practical base for travel into Limerick City and towards Dublin.

Description

REA John Lee presents this superb detached two-storey family home extending to c. 296 sq.m. on c. 0.83 acres of landscaped grounds. With views across open fields, a stone-fronted entrance and a substantial detached garage of c. 99 sq.m., the property offers generous space both inside and out.

Herringbone flooring and a feature staircase with a timber handrail welcome you into the entrance hall. Beyond it, the kitchen, dining and family living areas share a bright, open-plan layout. A deep teal island with a curved timber breakfast bar provides a natural gathering place, while the adjoining dining area has room for a large family table. A freestanding stove set into the dividing wall gives the dining and TV areas a focal point.

A separate livingroom/ bedroom off the hall offers a quieter space. The playroom opens directly off the dining area and has a vaulted ceiling and glazed double doors to the garden. Upstairs, full-height corner glazing frames countryside views from the principal bedroom. While the remaining bedrooms feature fitted wardrobes, and the tiled bathroom has a freestanding claw-foot bath and separate shower.

Outside, mature hedging frames a broad rear lawn with a paved patio for outdoor dining and plenty of space for play. The sweeping driveway provides ample parking and vehicle access to the detached garage, which has a roller door and generous space for cars, storage or workshop.

Viewing by appointment with REA John Lee.

Key features

- Detached 4 Bedroom Family Home
- Air to Water Underfloor Heating
- Concrete Floors at First Floor
- Fitted kitchen with a central island and breakfast seating
- Open plan living room, dining room and study/playroom
- Landscaped gardens with electric gate access
- Tarmac Drive and Manicured Lawns

Viewing by appointment through REA John Lee.

Services include; Mains ESB, Private Water, Air to water Zoned Heating, Biocycle treatment unit, Fibre Broadband available.

Built c. 2018. Floor Area c. 296 sq.m.

Call 061 378 121









Accommodation



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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Outside

A sweeping tarmacadam driveway curves around the front of the property, with ample space for parking and turning. Stone facing around the entrance and on the single-storey wing complements the white rendered façade. Gravel beds, clipped topiary and low planting frame the residence. The driveway continues along the side to a detached garage of c. 99 sq.m., with roller-door access and a generous forecourt.
The grounds extend to c. 0.83 acres. To the rear, mature hedging shelters a broad, level lawn with plenty of room for children to play. A paved patio set into the lawn provides space for an outdoor dining table, while established trees and views across the surrounding fields give the garden a distinctly rural setting.

Viewing

By prior appointment.

Directions

Eircode: V94 940D

Price

€725,000

BER A

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