



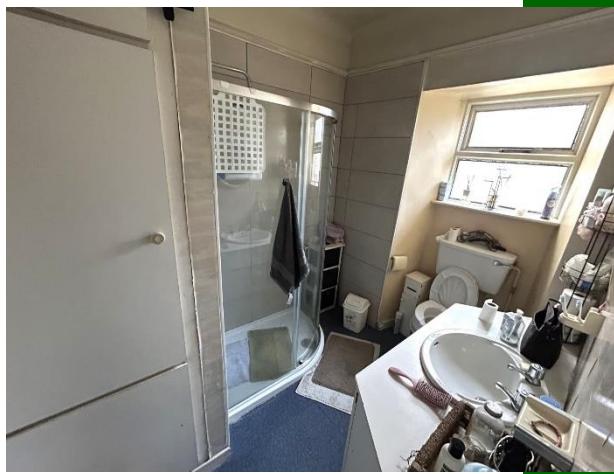
3 Sarsfield Street, Kilmallock, Co. Limerick.  
V35 YW22.



Guide Price €125,000

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This well-positioned property offers an ideal blend of convenience and comfortable living, with all local shops, schools, and amenities just a short stroll away — perfect for families, first-time buyers, or investors alike.



Extending to C. 120 Sq. Mts. this spacious well laid out property comprises of; entrance hall, sittingroom, kitchen/dining, guest toilet. There are three bedrooms on the first floor together with main shower-room.

Outside there is small enclosed yard to the rear of the property.

Early viewing of this property comes highly recommended by GVM Auctioneers sole selling agents.

Contact Richard Ryan on 087 8067772

#### **Rooms:**

#### **Entrance Hall**

#### **Sitting Room**

With open fireplace, tv point, carpet floor covering and coving on ceiling.

17'1" (5.21m) x 11'2" (3.4m)

#### **Kitchen/Dining**

With fitted units & integrated oven.

23'0" (7.01m) x 9'10" (3m)

#### **Guest Toilet**

With toilet & wash hand basin



## **Upstairs**

### **Bedroom No. 1**

Double room with built in wardrobe & carpet flooring.

9'6" (2.9m) x 10'10" (3.3m)

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### **Bedroom No. 2**

Double room with built in wardrobe & carpet flooring.

15'1" (4.6m) x 11'6" (3.51m)

### **Shower Room**

With shower cubicle, toilet and vanity unit with wash hand basin.

7'11" (2.41m) x 8'6" (2.59m)

### **Bedroom No 3**

Double room with wooden floor.

9'6" (2.9m) x 8'10" (2.69m)

## **Features:**

- Oil Fired Central Heating
- Single glazed & DG UPVC Windows.
- Mains Water & Sewerage.
- F BER.
- 30 minutes of Limerick City and within one hour of Cork City.



### Property Directions:

As you go down Sarsfields Street towards Bruff it is the 2nd last property property on the right before the Orchid Palace Chinese Restaurant. Co-ordinates - 52.400276, -8.575729 or simply use Eircode: V35 YW22.

### Agent Information:

**Richard Ryan**

**Tel: (087) 8067772.**

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#### Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.



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