### FOR SALE | By Private Treaty |



Limerick | Galway | Athlone

## 3 Wolfe Tone Street, Kilmallock, Co. Limerick V35 YX25



- Opportunity to acquire a two storey detached derelict property on a site of 0.19 acres.
- ldeal renovation project subject to planning permission
- Overall floor area approximately 264 sq. metres (2,841 sq. feet)
- Centrally located within Kilmallock Town Centre
- ➤ The property is a Protected Structure (Record of Protected Structures 1383)
- Zoned "Town Centre"

#### **ENQUIRIES TO**



Naomi Power +353 61 318 770 naomi@ppg.ie PSR: 001297 -001345

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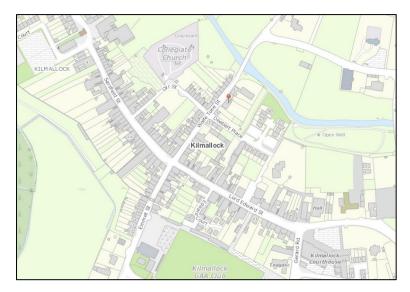




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#### LOCATION

Kilmallock is situated 35 km South of Limerick City Centre and 69 km North of Cork City. Wolfe Tone Street is centrally located within Kilmallock Town Centre in close proximity to all Local Amenities.





Detached Two Storey Six Bay Two Storey derelict property (former School). The property is a Protected Structure (Record of Protected Structures 1383).

Gross floor area approximately 264 sq. metres (2,841 sq. feet). The property is situated on an overall site area of 0.19 acres (0.08 hectares).





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#### **BER RATING**

Exempt

#### **QUOTING PRICE**

On Application

#### **VIEWING**

Strictly by appointment with the sole agents Power Property

#### **ENQUIRIES TO**

Naomi Power on +353 61 318 770

Disclaimer Policy: These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation, we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. Power Property and the Vendor/Lessor give notice that: These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statement contained in these particulars as to this property are to be relied on as statements or representations of fact. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misperception shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor/Lessor or the Purchaser/Tenant. Neither the Vendor/Lessor nor Power Property nor any person in their employment has any authority to make or give any representation or warranty in



