



Sarsfield Street, Kilmallock, Co. Limerick.  
V35 YV96.



**Guide Price €70,000**



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This generously proportioned property extends to approximately 132 sq. metres and offers an excellent opportunity for families, first-time buyers, or investors seeking a centrally located home with great potential. While the property requires renovation to make it fully habitable, its prime location and well-laid-out accommodation make it a highly attractive prospect.

The ground floor comprises an entrance hall, sitting room, dining room, kitchen, a downstairs bedroom, and a wet room. Upstairs, there are four bedrooms, a dressing room, and a main bathroom, providing ample space for modern family living.

Externally, the property benefits from a small enclosed garden to the front and a rear garden offering additional outdoor space.

With all local amenities, including shops and schools, just a short walk away, this property combines convenience with great potential to create a comfortable and stylish home.

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

Contact Richard Ryan on 087 8067772

### **Rooms:**

#### **Entrance Hall**

With tiled floor. 10'4" (3.15m) x 3'10" (1.17m)

#### **Sitting Room**

With tiled fireplace.

13'4" (4.06m) x 10'3" (3.12m)

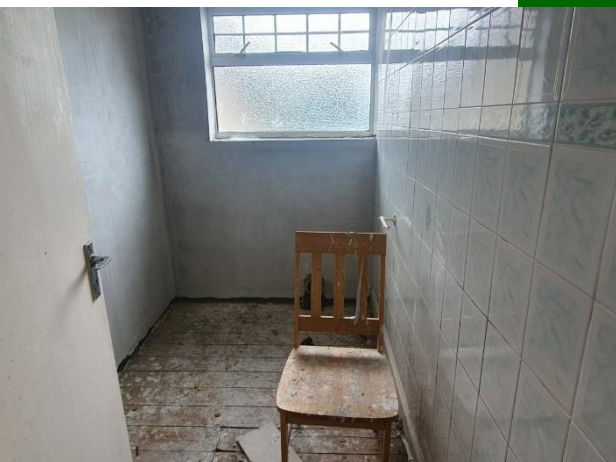
#### **Dining Room**

16'2" (4.93m) x 13'1" (3.99m)

#### **Kitchen/ Dining**

With tiled floor, oil fired Stanley Oven.

15'0" (4.57m) x 12'1" (3.68m)





### **Rear Hall**

### **Downstairs Bedroom**

With wooden floor.

12'0" (3.66m) x 9'8" (2.95m)

### **Shower-room / Wet-room**

Tiled with electric shower, toilet and wash hand basin.

6'9" (2.06m) x 6'8" (2.03m)

### **Upstairs**

### **Bedroom No. 2**

10'3" (3.12m) x 6'9" (2.06m)

### **Bedroom No. 3**

10'2" (3.1m) x 10'6" (3.2m)

### **Dressing-room**

With Built in Wardrobe.

13'0" (3.96m) x 10'1" (3.07m)

### **Ensuite**

With electric shower, toilet and wash hand basin.

8'11" (2.72m) x 3'6" (1.07m)

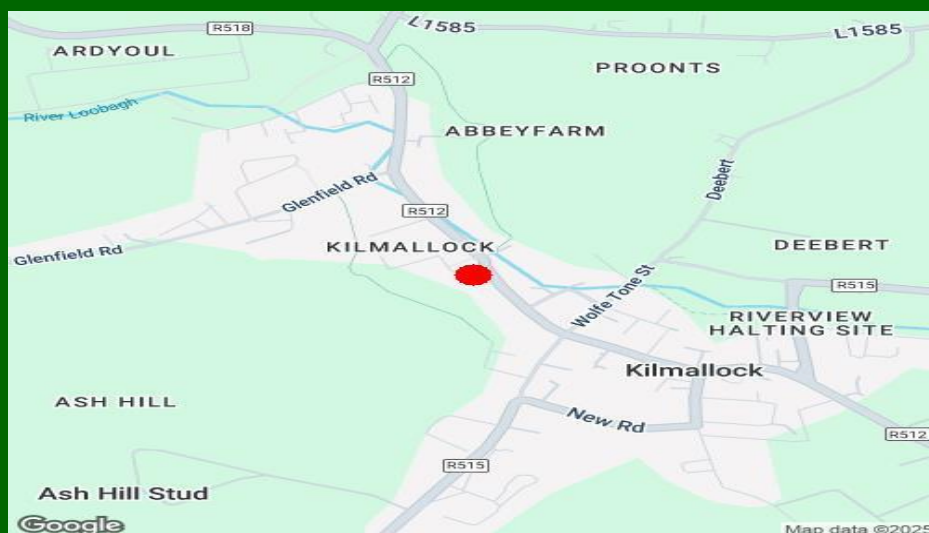
### **Bedroom No. 4**

12'0" (3.66m) x 9'7" (2.92m)

## **Features:**

- Oil Fired Central Heating.
- DG Aluminum Windows.
- Mains Water & Sewerage.
- D2 BER
- 30 minutes of Limerick City and within one hour of Cork City.





### Property Directions:

Co-ordinates - 52.401083, -8.576504 or simply use Eircode: V35 YV96.

### Agent Information:

**Richard Ryan**

**Tel: (087) 8067772.**

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#### Disclaimer

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