



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.

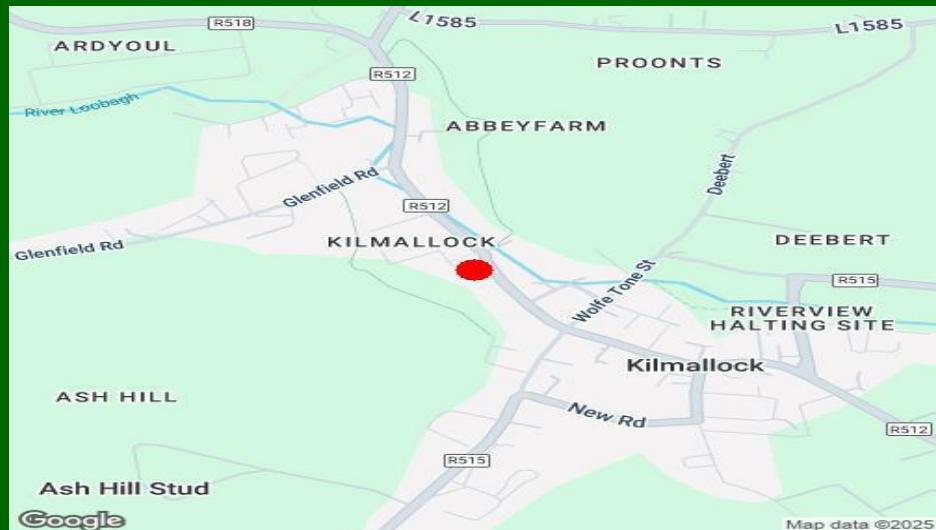
8'11" (2.72m) x 3'6" (1.07m)

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

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Disclaimer

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