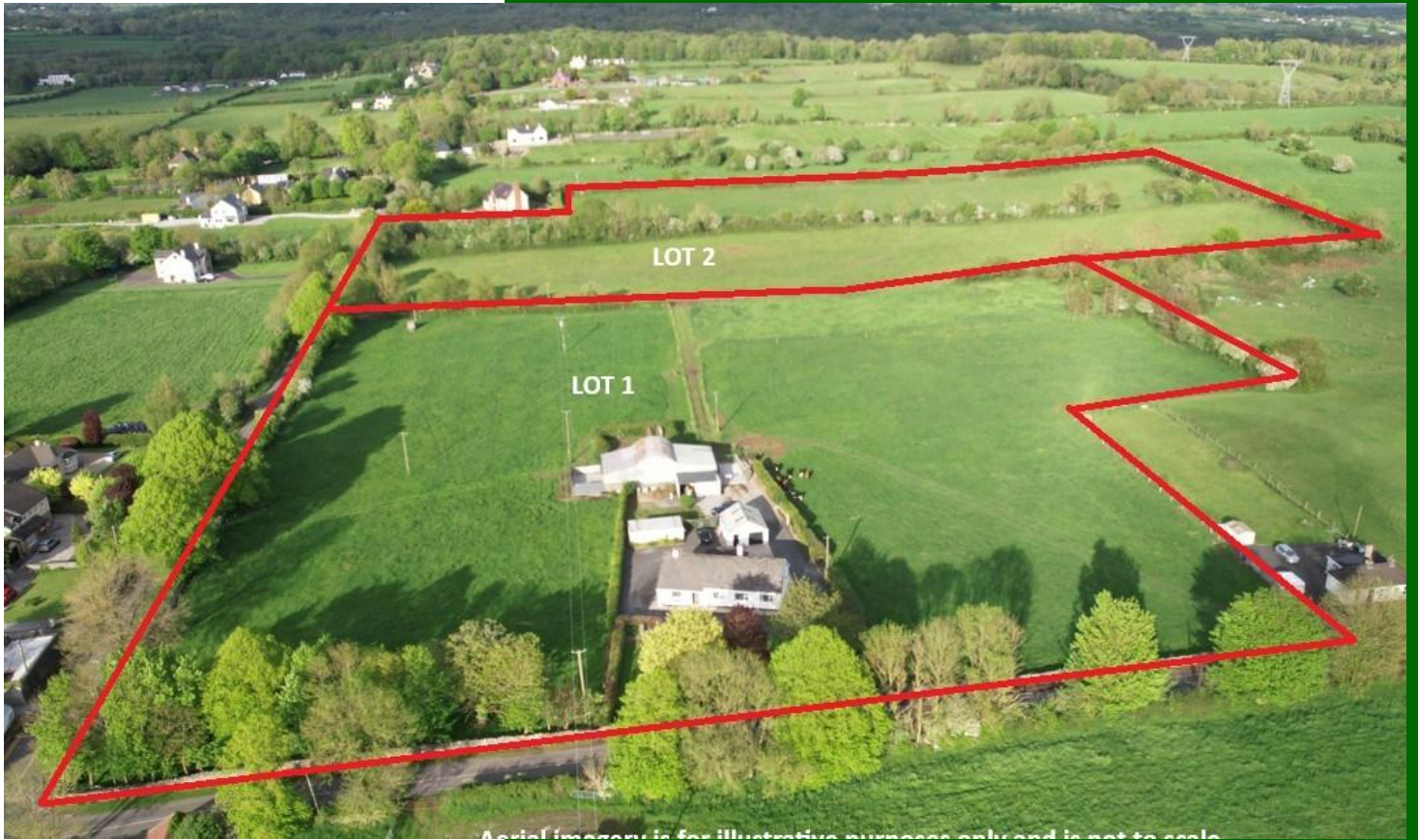




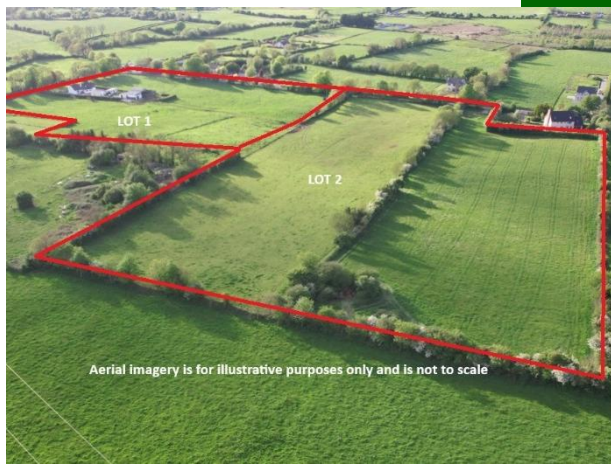
Curraghchase, Askeaton, Co. Limerick.
V94 R2D8.



Price on Application

For Sale By Public and Online Auction at The
Woodlands House Hotel Adare on Wednesday
22nd July at 3 PM. (U.P.S.)





On the instructions of the Reps of Eileen Tynan Deceased

For Sale By Public and Online Auction at The Woodlands House Hotel Adare on Wednesday 22nd July at 3 PM. (U.P.S.)

Exceptional Residential Roadside Holding

Extending to Approx. 20.1 St. Acres

Available in One or More Lots

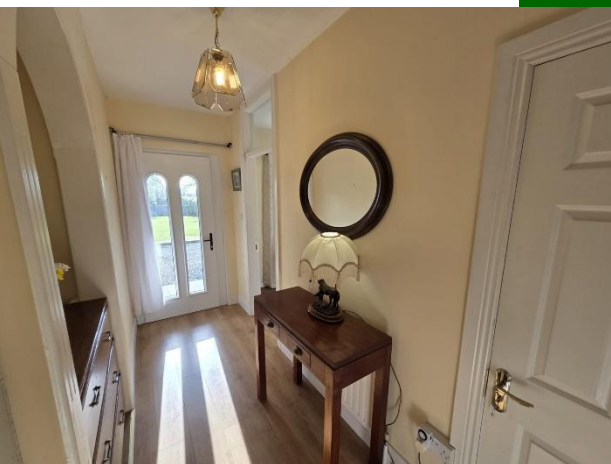
An outstanding opportunity to acquire a superb residential roadside holding situated just 2 km from the picturesque Curraghchase Forest Park.

This exceptional property extends to approximately 20.1 statute acres of prime agricultural land, all currently in permanent pasture and presented in excellent condition throughout. The lands are laid out in easily managed, well sheltered divisions with extensive road frontage, offering both immediate agricultural value and long-term potential.

The property is available in the following lots:

- Lot 1: Approx. 8.6 St. Acres with residence and farmyard
- Lot 2: Approx. 11.5 St. Acres
- Lot 3: Approx. 20.1 St. Acres with residence and yard (Lots 1 & 2 combined)

The residence comprises a well-maintained four-bedroom bungalow presented in good decorative order throughout, offering comfortable family accommodation in a peaceful countryside setting.





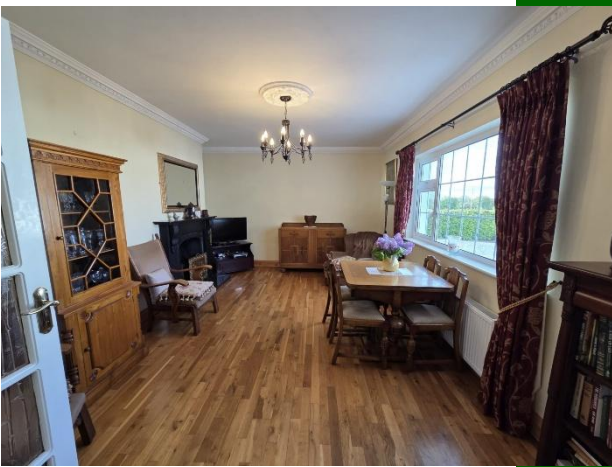
The holding further benefits from:

- Private well water supply
- Haybarn
- Lean-to shed
- Ancillary out offices



Ideally positioned within easy reach of Askeaton, Kildimo and Adare, while Limerick City is just a twenty-minute drive away, this property combines the tranquillity of rural living with excellent accessibility.

This is a rare opportunity to acquire a quality residential farm holding in a highly sought-after location, suitable for a range of agricultural, lifestyle or investment purposes.



Inspection is highly recommended to fully appreciate the quality, location and potential of this remarkable holding.

Online Auction & Registration

Should you wish to bid via online auction, please register at www.islauctions.com. All intending purchasers, whether attending in person or bidding online, must register with GVM Auctioneers at least three days prior to the sale and pay the required bidding deposit.



For further details or to arrange inspection contact:

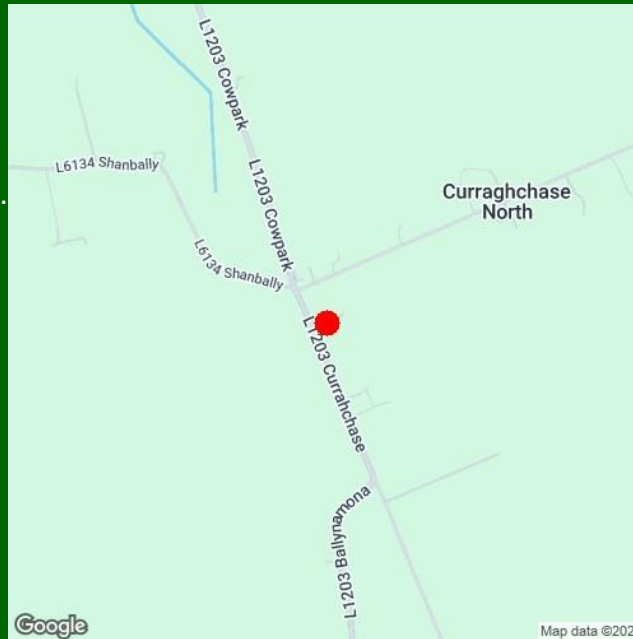
Richard Ryan

063 98555 | 087 8067772

Solicitor:

John Molyneux

PG McMahon Solicitors LLP



Property Directions:

Co-ordinates 52.601036, -8.888271 or alternatively use Eircode: V94 R2D8.

Agent Information:

Richard Ryan

087 806 7772

richardryan@gvm.ie

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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