



Oola Road, Oola, Co. Limerick.



**Price on Application**





Convenient and attractive two storey residence, single storey structure and plot situated in the hub of Oola Village just a very short walk from all local amenities including supermarkets, post office, primary school, attractive and very popular public houses and a regular bus service linking to both Limerick City and Tipperary Town. Oola also enjoys the benefit of being in close proximity to Ballykisteen Golf & Country Club, Limerick Junction Train Station, a vibrant and thriving GAA club and good nearby Soccer and Rugby clubs.



This well laid out property is bright and spacious with well proportioned living and bedroom accommodation ideal for those in search of a project that definitely oozes location location location. Single storey derelict structure also included together with a plot to the side.



#### **Rooms:**

**Entrance hall** 5m (16'5") x 1m (3'3")



#### **Kitchen**

With generous oak fitted floor and eye level presses and sink unit 4.05m (13'3") x 3.07m (10'1")

#### **Sitting room**

Bright with laminate flooring. Built in units.

3.07m (10'1") x 3.01m (9'11")

#### **Kitchenette**

5.01m (16'5") x 2.05m (6'9")

#### **Living room**

A really smashing room located to the rear of the house with feature fireplace

4.03m (13'3") x 4.03m (13'3")

#### **Utility**

Plumbed for washing machine

1.09m (3'7") x 1.05m (3'5")



### Downstairs bathroom

Fully fitted and tiled

2.09m (6'10") x 1.05m (3'5")

### Store off

### Bedroom 1

Double

3.06m (10'0") x 2.08m (6'10")

### Bedroom 2

Double with built in wardrobes

3.06m (10'0") x 2.08m (6'10")

### Bedroom 3

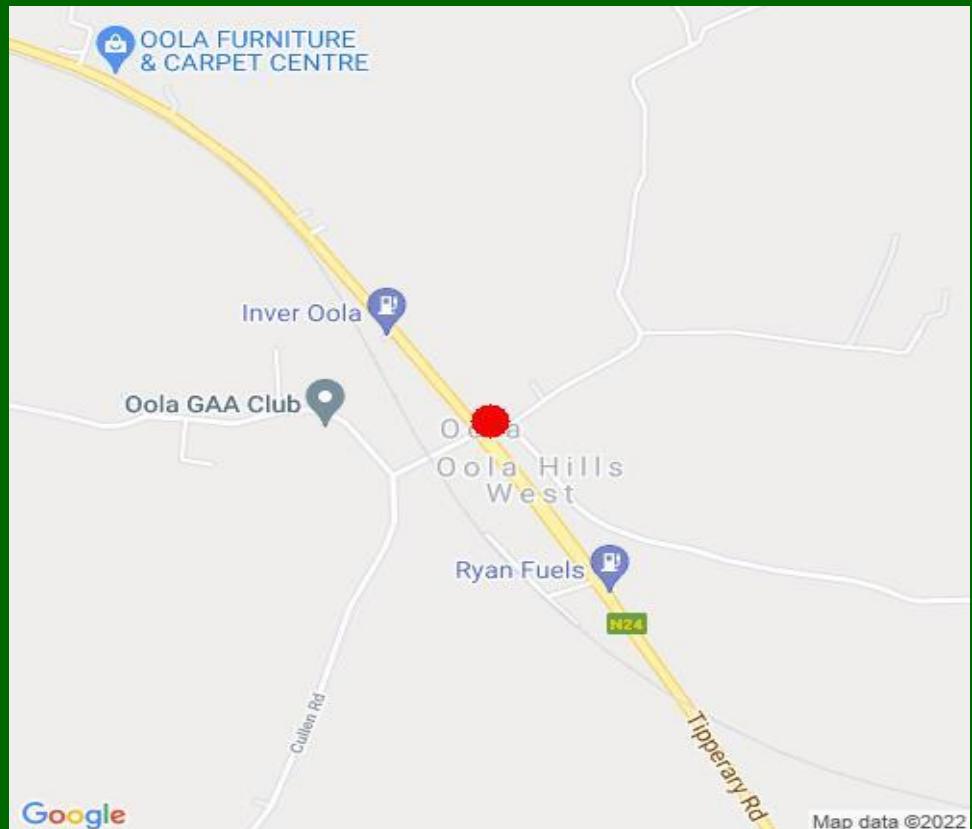
Double with built in wardrobes

2.08m (6'10") x 2.04m (6'8")

### Features:

- A bright and spacious two storey residence in need of refurbishment
- Absolutely magnificent location in village centre
- Short walk to regular bus stop, shops, primary school and all amenities
- Limerick 25 km. Tipperary Town 12 km. Limerick Junction 6 km
- Ideal property for first time buyers, retirees, investors or developers
- Yard & garden to the rear
- Oil fired central heating system
- Double glazed UPVC windows
- Attractive price point





#### Agent Information:

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#### Disclaimer

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