



26 Clare Street, Limerick



Guide Price €115,000



For sale by public & online auction on 1st July 2026 on behalf of Limerick City and County Council - AMV: €115,000

GVM Auctioneers present to the market on behalf of Limerick City & County Council this attractive mid-terrace red brick residence on Clare Street in Limerick City directly opposite the Limerick School of Art & Design TUS Campus. This is a superb opportunity to acquire and transform a character-filled period home in a prime city-centre location.





While the property requires complete refurbishment throughout, it offers a blank canvas for buyers to create a bespoke home and one which retains the charm and proportions typical of its era, including high ceilings, solid brick construction and original façade features.

Internally, the house would benefit from full upgrading giving purchasers the freedom to design a contemporary living space tailored to their needs. To the rear, there is currently a small kitchen extension. The property is further enhanced by a generous rear garden which offers excellent scope.



Given its proximity to the Art College, the city centre, the new Opera Square development and a wide range of amenities, this property is ideally suited to both owner-occupiers seeking a restoration project and investors. With vision and investment, this is a property with outstanding potential to be transformed into a high-quality urban residence in a most convenient location.



Please note the presence of Asbestos and Japanese Knotweed in the rear garden of the property. BER exempt.

Sale subject to section 183 resolution - this refers to the statutory process where elected local authority members (Councillors) vote to approve the proposed disposal of council-owned land or property.





## AUCTION INFORMATION

DATE: Wednesday 1st July 2026 commencing @ 10.00 am

LOCATION: Fitzgeralds Woodlands House Hotel, Adare, Co. Limerick. Eircode: V94 F1P9

ONLINE: Via LSL Auctions App.

To register to bid either online or to attend at the Live Auction, a 10% bidding deposit is required (10% of AMV) - Contact GVM Auctioneers for instructions on how to transfer (fully refunded if unsuccessful or property is withdrawn)

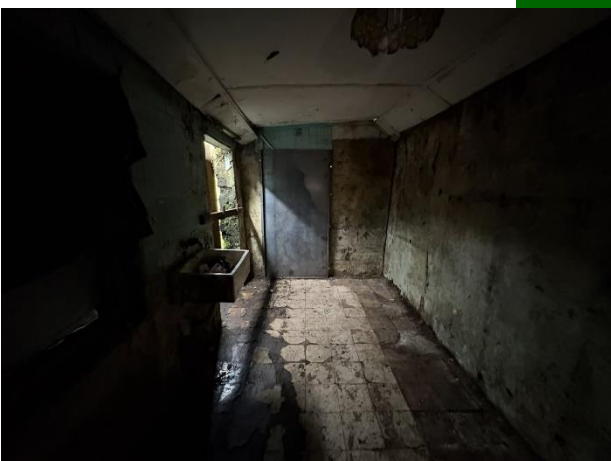
If bidding online, a bidding deposit must also be transferred.

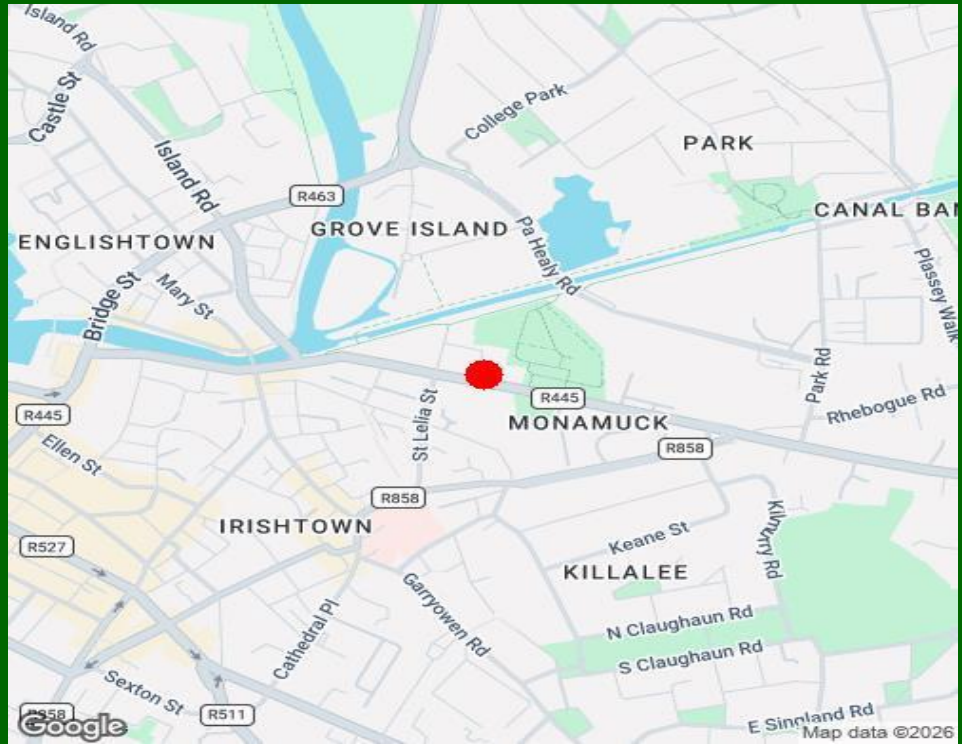
### Online Bidding Instructions:

- 1) Download the LSL Auctions App and register an account / sign in
- 2) Select property you wish to bid on - then register to bid
- 3) Transfer 10% bidding deposit (10% of AMV of property which you are bidding)
- 4) Once bidding deposit is received, you will be approved to bid online

LEGAL PACK: Legal Pack available on request contact GVM Auctioneers

SOLICITORS: Leahy Reidy Solicitor, Park Manor, Upper Mallow St, Limerick





**Agent Information:**

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**Disclaimer**

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