



For Sale - Large Warehouse with Yard alongside a 3 Bed Residential Bungalow on approx. 1.5 acres

Ballyvogue, Askeaton, Co. Limerick - V94 TN63 & V94 YCN1



PSRA No. 002593

LOCATION

The units are located outside Askeaton, Co. Limerick, just 20km from Limerick City. The location benefits from close access to the N69 (100m) and 18km to the N18 connecting to the M7.

DESCRIPTION

The property comprises of multiple individual units on 1.5 acres.

Warehouse Unit

The large warehouse unit (highlighted in blue) hosts an open plan garage measuring 19.35m x 10.49m. It boasts a 4.82m wide sliding door, concrete floors with a mechanics pit, LED lighting and light panel wells. A non-drip galvanised steel roofing with 4.6m eave height and 6.19m ridge height. A small office space with mezzanine floor is included.

Four offices spaces and a kitchen are separated by a hallway.

Office 1: 3.95m x 3.14m, carpeted and painted with an external window and reception hatch.

Office 2: 3.42m x 3.22m, carpeted and painted with external window.

Office 3: 3.46m x 2.86m, carpeted and painted with external window.

Office 4: 3.53m x 2.78m, carpeted and painted with external window.

Kitchen: 2.20m x 1.83m, Hand wash basin and fitted cupboards.

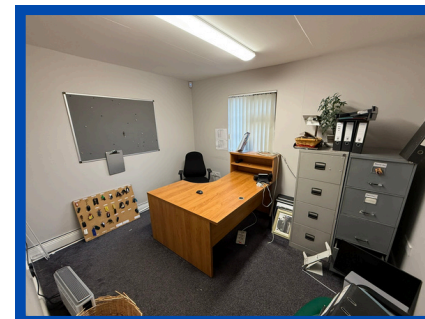
Hallway: 11.62m x 1.14m, laminate flooring and large attic space.

A 5.06m x 4.77m independent unit is located to the back of the warehouse. Featuring concrete flooring, an air compressor and storage units with a car wash drain outside.

Shed 1

This shed (highlighted in green) is located to the rear of the yard and measures 15.01m x 6.01m along with a 3.72m eave height and 4.15m ridge height. Concrete flooring, insulated roof panels, a manually controlled up & over roller door and wired for electricity.

Unit	Area (mt ²)	Area (ft ²)
Warehouse (Blue)	269.15	2897.11
Shed 1 (Green)	90.21	971.01
Toilets (Red)	12.05	129.71
Bungalow (Orange)	104.44	1124.18
Shed 2 (Yellow)	31.28	336.70



Toilets

Highlighted in red, two separate bathroom facilities are found to the south of the warehouse unit.

Toilet and Shower: 3.29m x 1.48m

Toilet 2: 3.42 x 2.10, x2 toilet stalls and W.H.B.

Residential Bungalow

A modern 3 bed bungalow (highlighted in orange) with 2 living rooms and a kitchen is located to the south of the site and features Oil Fired Central Heating, a private 240ft well and water softener, septic tank and Range Oven.

Living Room: 4.58m x 3.83m, timber flooring, south facing window & fireplace.

Hallway: 3.83m x 1.52m + 9.59m x 0.98m, Carpeted with storage space.

Dining Room: 5.17m x 3.61m, Carpeted and tiled with double doors to the living room and kitchen and a fireplace with decorative brick features.

Kitchen: 5.17m x 3.61m, Tilled flooring, vaulted ceiling with 2x Velux windows, Oil Fired Range Oven and access to the sunroom.

Sunroom: 3.20m x 3.35m, Tiled floor with glass roof and rear access.

Bedroom 1: 3.76m x 3.35m, Carpeted with south facing window.

Bedroom 2: 3.33m x 3.39m, rear window with built in wardrobes.

Bedroom 3: 3.44m x 3.32m, carpeted with couth facing window.

Bathroom: 3.33 x 2.10m, Tiled floor and walls, Whirlpool bath and electric shower.

Residential Shed

An independent shed (highlighted in yellow), 6.83m x 4.58m







BER



BER no.801127648

82.64 kWh/m²/yr

VIEWING

By appointment only

CONTACT

For further information please contact

Gordon Kearney

MRICS MSCSI

E: gkearney@rooneys.eu

Tom O'Dowd

MRICS MSCSI

E: todowd@rooneys.eu



**99 O'Connell St,
Limerick, V94 P8CY**

www.rooneys.eu

(061) 413 511

info@rooneys.eu

**11 The Cornstore,
Galway, H91FY2X**

www.rooneys.eu

(091) 567 391

info@rooneys.eu

PSRA No. 002593

These Particulars and Terms are issued by Rooney Auctioneers (Limerick) Limited on the agreed understanding that all negotiations in respect of the property mentioned, are and will be conducted through them. Whilst every care has been taken in preparing these Particulars and Terms of the said property, Rooney Auctioneers (Limerick) Limited do not warrant these Particulars and Terms or any representations made by them about the property and all intending purchasers/lessees should satisfy themselves as to the correctness and/or accuracy of the information given. Rooney Auctioneers (Limerick) Limited shall further not be liable for any loss or expenses, which may be incurred in visiting the property, should it prove unsuitable or to have been let, sold or withdrawn.