



Curraghour House, Clancy Strand, Limerick



Guide Price
€425,000

Prime development site with spectacular river views and with frontage to Clancy Strand.

GVM present to the market a prime development opportunity of a compact city centre development site on Clancy Strand and enjoying magnificent views of the river Shannon. The development has been carefully and meticulously designed by renowned and leading local firm Healy Architects, extending over three floors incorporating a very attractive facade with balconies facing the spectacular water views.

The plan for the ground floor is a cafe/coffee shop with parking to the side. Overhead has planning approved for 3 no two bedroom apartments and a spacious 3 bedroom townhouse.

The location is spectacular fronting on to the much sought after Clancy Strand adjacent to many local landmarks including The Strand Hotel, The Curraghur Bar & Restaurant, Ard Scoil Ris & Villiers Secondary Schools, JFK & Salesians Primary Schools, Limerick Lawn Tennis Club, the TUS Gaelic Grounds, Jetland Shopping Centre, the iconic Thomond Park & the TUS Moylish University are also close by.

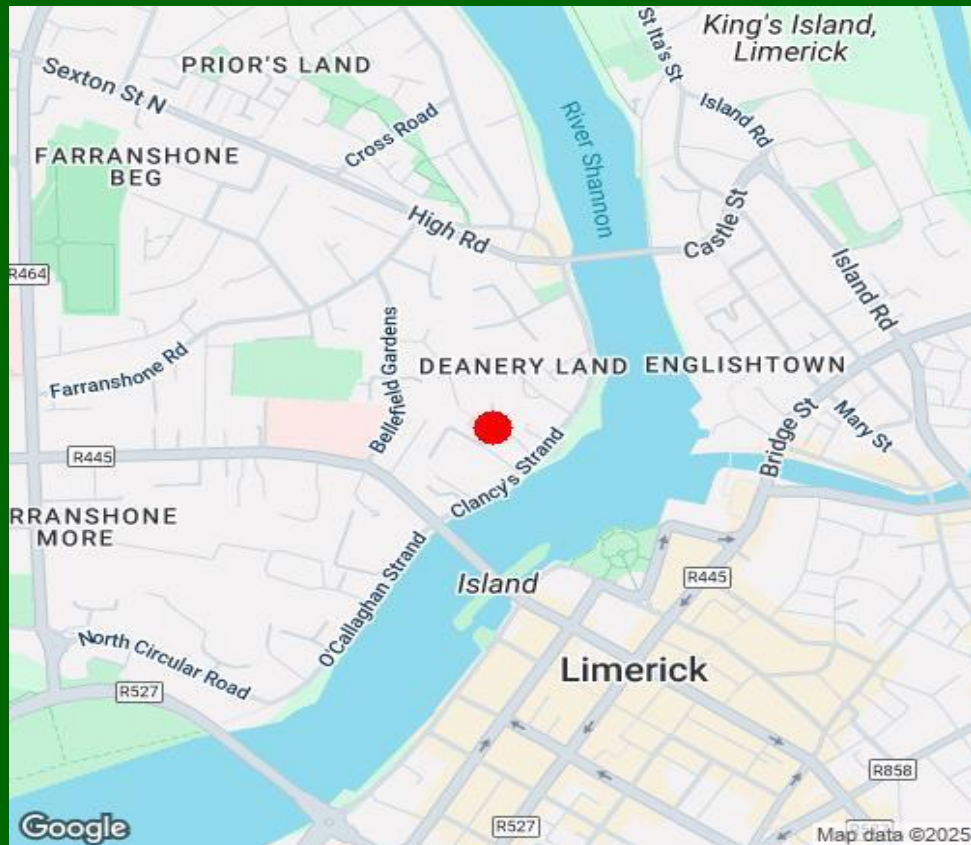
Limerick city centre is just 5 minutes walk and there is public transport at your doorstep. King Johns Castle is beckoning to the east with the local three bridges walk now becoming a firm favourite with locals and visitors alike.

Inspection of this iconic site is very highly recommended.

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Features:

- Frontage to Clancy Strand
- Spectacular views
- Just five minutes walk to the city centre
- Very attractive design and layout
- Could have numerous uses when completed
- Reasonable price point and lot size for developers/builders



Property Directions:

From the city centre proceed out over Sarsfield Bridge turning right at The Strand Hotel on to Clancy Strand. Proceed for approx 400 metres. This site is located on the left hand side of the road. GVM sign thereon.

Agent Information:

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Disclaimer

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