



Templeathea, Athea, Co. Limerick



Price on Application



**Auction Date: For Sale by Public and Online
Auction on Thursday 11th December 2025
at 3pm.**

Mixed Asset Holding for Sale by Public and Online Auction. Disclosed Reserve €500,000

Venue: GVM Auction Rooms, Limerick City and Online

GVM are delighted to present to the market a mixed asset property comprising an attractive three-bedroom bungalow residence, a range of out-offices, and extensive lands in a highly sought-after rural setting close to Athea.

The holding offers the following features:

- Residence: A charming 3-bedroom bungalow set on approximately 0.53 acres, offering comfortable accommodation and mature surroundings. BER D1.
- Pasture Lands: Approximately 13.29 acres of good-quality grazing lands with road frontage and potential site opportunities (subject to planning permission). Out offices and yard thereon.
- Forestry Lands: Extending to 48.28 acres of native woodland which was planted in March 2021 and benefits from 11 remaining forestry premiums of approximately £12,000 per annum, providing a total remaining income of approximately £132,000.

This property represents an excellent investment opportunity, combining residential, agricultural, and forestry elements in one attractive holding.

The property is positioned in a very attractive location, just a short drive from the picturesque village of Athea with its many amenities with easy access also to both Newcastle West and Listowel. Limerick City is approximately 45 minutes drive.

Attending bidders must pre-register prior to the auction. If you wish to bid via online auction on www.islauctions.com. You will need to register with GVM Auctioneers at least 3 days before the sale and pay a bidding deposit.

Your solicitor: PG McMahon LLP, Bishop Street, Newcastle West, Co. Limerick.





Rooms:

Hallway Bright and inviting

Kitchen/Living room Open plan with solid fuel stove
6.03m (19'9") x 4.01m (13'2")

Plumbed Utility 4m (13'1") x 2.06m (6'9")

Living room Fireplace and laminate flooring
5m (16'5") x 4m (13'1")



Bedroom 1 Double

3.04m (10'0") x 2.08m (6'10")

Bedroom 2 Double with built in wardrobes

4.05m (13'3") x 2.08m (6'10")

Bedroom 3 Double with laminate flooring and built in wardrobes 3.05m (10'0") x 3m (9'10")

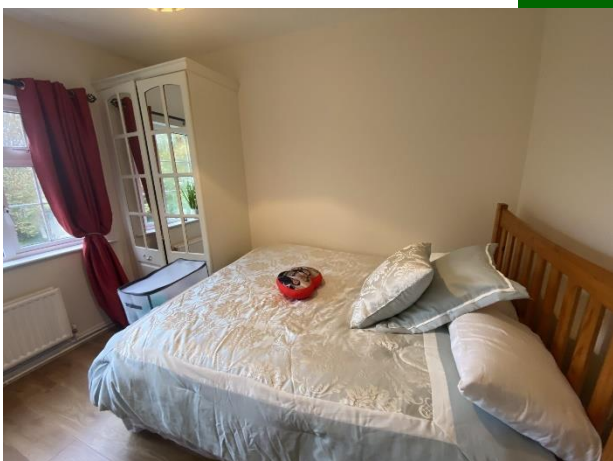


Bathroom Fully fitted

2.07m (6'9") x 1.04m (3'5")

Features:

- Tranquil country setting
- Residence in good overall condition with oil fired heating and a solid fuel stove
- Pasture land is good quality
- Derelict cottage also thereon
- Just a few minutes drive from Athea Village & excellent local amenities
- Good income stream from agreed premiums
- Overall a very extensive holding
- Sensible price point
- Private water supply and septic tank
- Internet and Sky TV connected





Agent Information:

Contact :- Tom Crosse

Mobile :- 087-2547717

Email :- tomcrosse@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.

Limerick Office

25-26 Glentworth St,
Co. Limerick,
V94WE12

Phone: (061)413522

Email: limerick@gvm.ie

Kilmallock Office

Head Office,
Railway Road,
Kilmallock,
Co. Limerick

Phone: (063)98555

Email:
kilmallock@gvm.ie

Tullamore Office

GVM Mart,
Arden Road,
Tullamore,
Co. Offaly

Phone: (057)9321196

Email:
tullamoreproperty@gvm.ie

