



Cillide, Mannister, Croom, Co. Limerick
V35 ND27



Guide Price
€350,000



Announcing to the market an ideally located and extensive mixed commercial/residential premises standing on a prominent site comprising of a series of stores, production areas which extend to Circa 5,200 sq.ft and a substantial two storey residence together with a yard and ancillary sheds.



This property has much potential to develop and is suitable for many uses including storage, production, manufacturing, garage, workshop or car sales. The main Limerick/Cork road (N20) is just 5 minutes drive away providing ease of access to our national road infrastructure. The adjoining residence is in excellent condition throughout and comprises of hall, Kitchen cum dining, utility, sitting room, downstairs bedroom with en suite off and upstairs there are 3 additional bedrooms and bathroom. For those in search of a mixed self contained property where one could live and operate a business, then this property ticks the boxes. Would also be a good investment opportunity with good rental potential. Inspection of this very attractive premises is highly recommended. Call Tom Crosse on 087 2547717.

Rooms:

Hall

With solid wood floor

3.03m (9'11") x 2m (6'7")



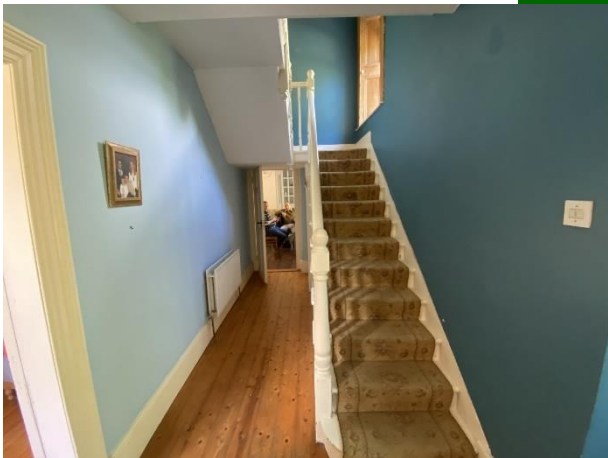
Utility with wc off

3.06m (10'0") x 2m (6'7")

Kitchen/dining

Generous floor and eye level presses. Oil fired Sorn Range. Tiled and solid wood floors

6.03m (19'9") x 3.03m (9'11")



Lounge

Bright spacious room with feature fireplace

4.05m (13'3") x 3.09m (10'2")

Downstairs bedroom with en suite off

Built in wardrobes

4m (13'1") x 2.08m (6'10")

Main bathroom

2.09m (6'10") x 2.03m (6'8")



Bedroom 2



Solid wood floor and built in wardrobes
3.07m (10'1") x 2.08m (6'10")

Bedroom 3

Solid wood floor and built in wardrobes
3.03m (9'11") x 3m (9'10")

Bedroom 4

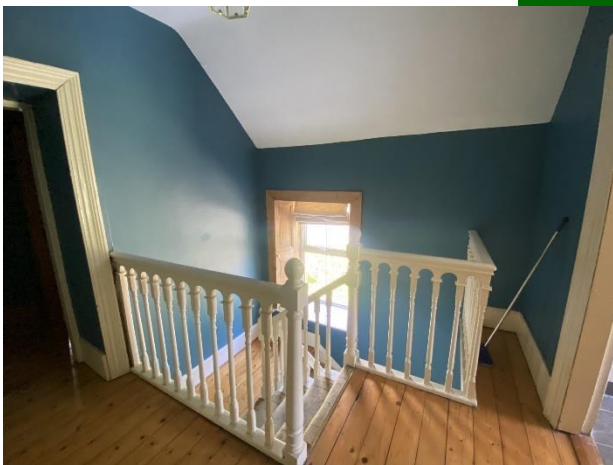
Carpet flooring and built in wardrobes
3.07m (10'1") x 2.02m (6'8")

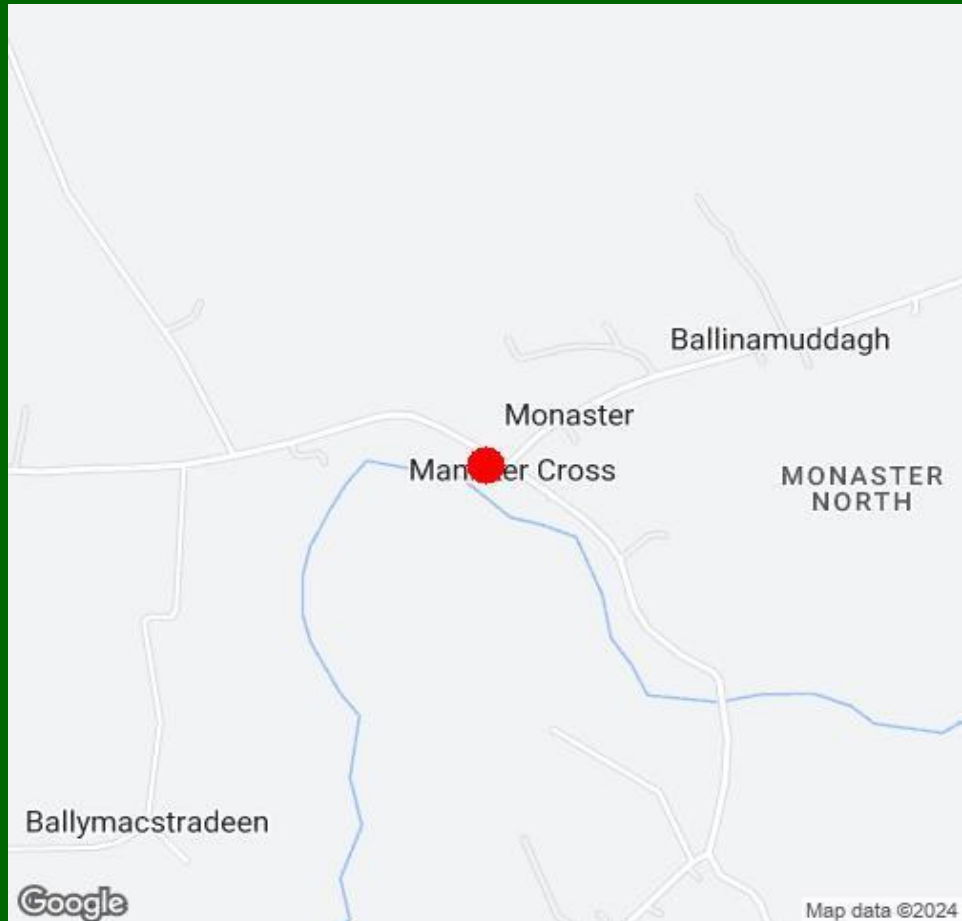
Commercial element

The commercial aspect of the premises comprises of a series of building some over three floors with an overall area of Circa 5,200 sq. ft

Features:

- Residence is in very good condition
- Could potentially be sub divided if required
- Good location just 3 km from Croom which is now thriving and expanding
- Easy access to a good road network and the N20
- Former food processing plant with panelling, cold rooms etc still in place
- The commercial element could also have potential to convert to residential use
- Sensible price point
- Oil fired central heating in the house
- Double glazed UPVC windows in the house





Property Directions:

Enter Eircode V35 ND27 in your mobile device. GVM sign thereon.

Agent Information:

Contact :- Tom Crosse

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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.

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