



Sarsfield Street, Kilmallock, Co. Limerick.
V35 C942.



Guide Price €150,000

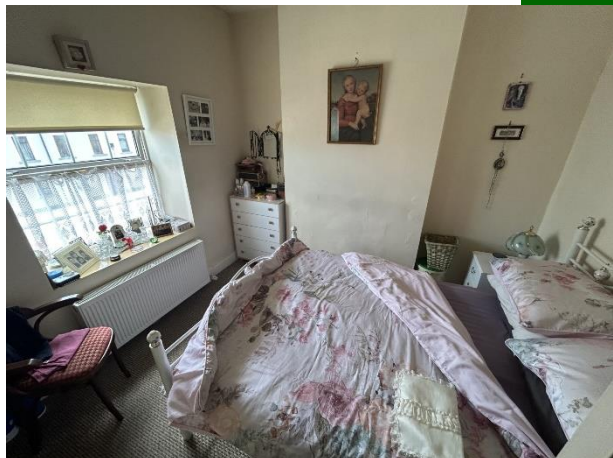


Spacious Three-Bedroom End-Terrace Residence
in the Heart of Kilmallock Town Centre



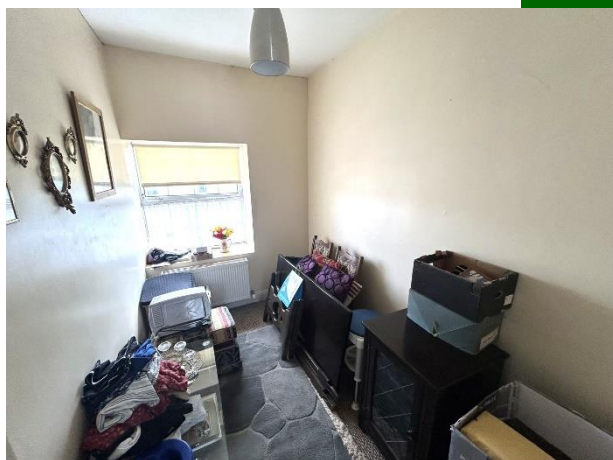
Spacious Three-Bedroom End-Terrace Residence in the Heart of Kilmallock Town Centre

GVM Auctioneers are delighted to introduce this spacious and superbly located three-bedroom end-of-terrace home, ideally situated in the very heart of Kilmallock town centre. Offering an excellent opportunity for families, first-time buyers, or investors, this well-positioned property blends convenience with comfortable living.



Extending to C. 116 Sq. Mts. this spacious well laid out property comprises of; entrance hall, sittingroom, kitchen/dining, three bedrooms main bathroom and attic room.

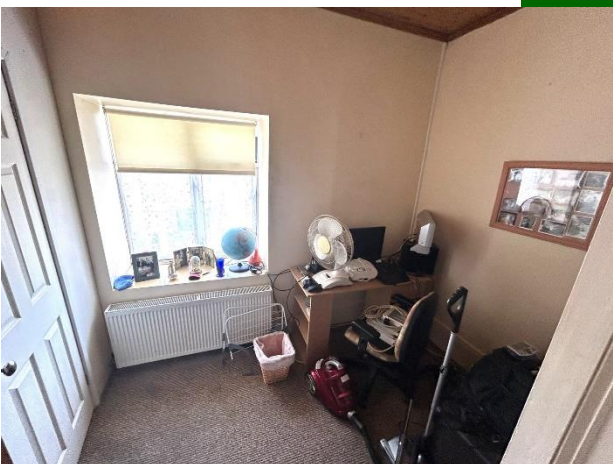
The property enjoys a small enclosed garden to the front and a private rear garden with vehicular access — a rare and valuable feature that enhances the overall appeal.



Located within walking distance of local shops, schools, and all essential amenities, this home offers a truly desirable lifestyle in a central and vibrant setting.

Early viewing of this property comes highly recommended by GVM Auctioneers sole selling agents.

Contact Richard Ryan on 087 8067772



Rooms:

Entrance Hall

Sitting Room

With timber floor, feature fireplace and ornate coving on ceiling.

12'10" (3.91m) x 9'10" (3m)

Kitchen/ Dining

With tiled floor, feature fireplace, fitted units, integrated oven & hob. T.V. Point.

15'5" (4.7m) x 26'3" (8m)



Bathroom

Half tiled with toilet, bath, shower cubicle & wash hand basin with vanity unit.

Bedroom No. 1

Single room, carpet flooring & separate toilet & wash hand basin.

8'10" (2.69m) x 9'2" (2.79m)



Bedroom No. 2

Double room with carpet flooring.

9'6" (2.9m) x 10'6" (3.2m)

Bedroom No. 3

Single room with carpet flooring.

6'3" (1.91m) x 11'6" (3.51m)

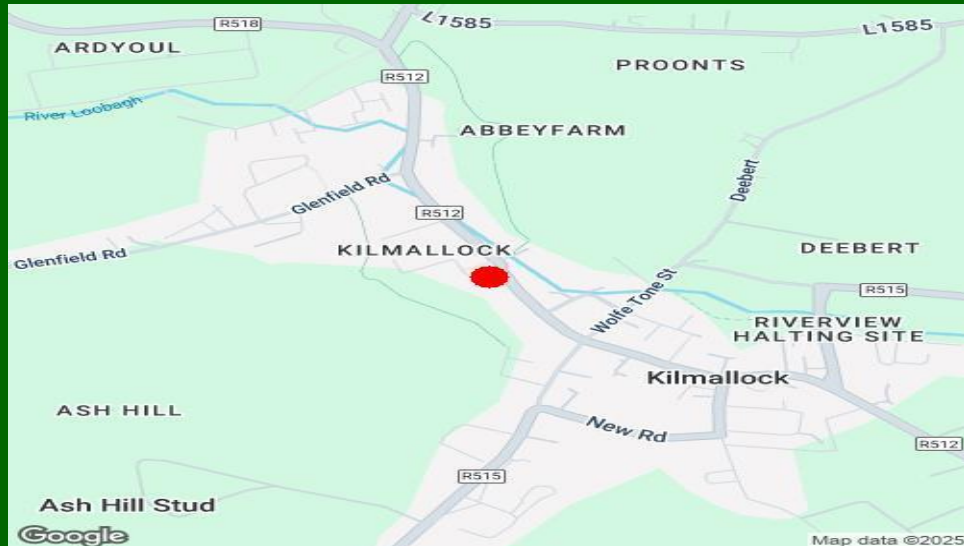
Attic Room

Double room with walk in wardrobe.

8'6" (2.59m) x 13'6" (4.11m)

Features:

- Oiled fired Central Heating.
- DG Aluminum Windows.
- Mains Water & Sewerage.
- E1 BER.
- 30 minutes of Limerick City and within one hour of Cork City.



Property Directions:

Co-ordinates - 52.401083, -8.576504 or simply use Eircode: V35 C942.

Agent Information:

Richard Ryan

Tel: (087) 8067772.

Email: richardryan@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.



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