



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



Guide Price €150,000



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



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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

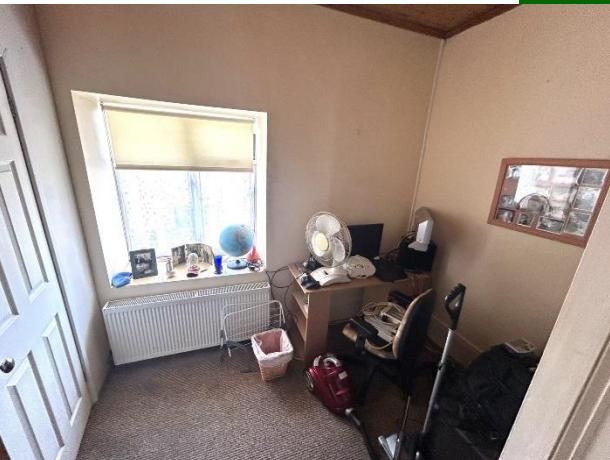
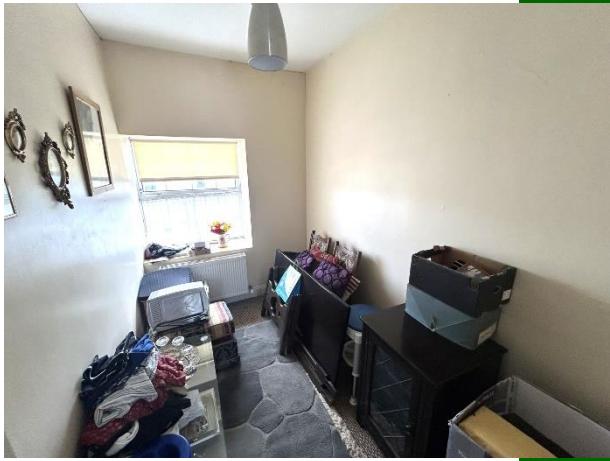
With timber floor, feature fireplace and ornate coving on ceiling.

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)

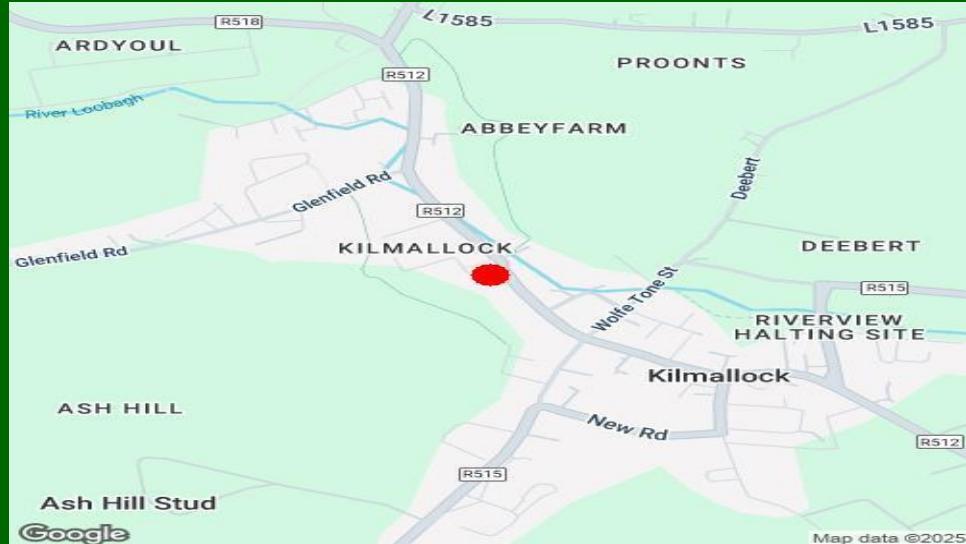
Attic Room

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

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