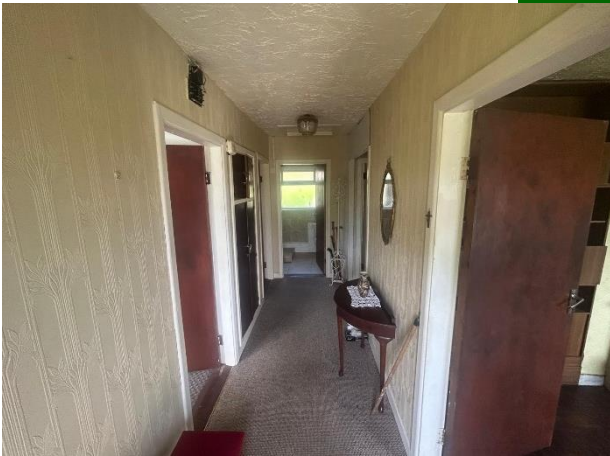




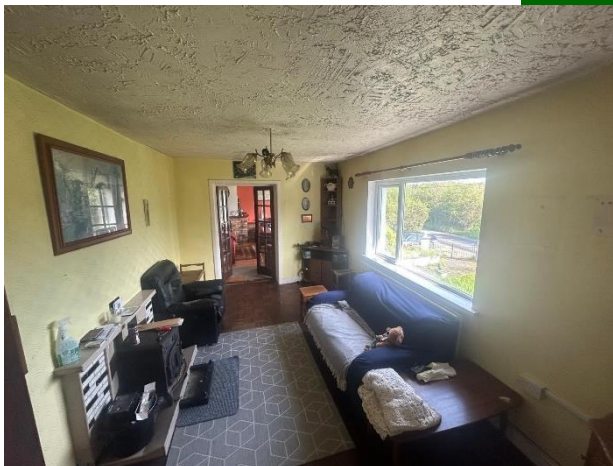
Eyon, Cappamore, Co. Limerick



Guide Price €250,000



GVM Auctioneers are delighted to introduce to the market a three-bedroom residence standing on Circa 7.3 acres of land, offering an ideal opportunity for those seeking rural living with space and privacy.





The property enjoys a bright and spacious layout throughout and benefits from a beautiful south facing rear garden, perfect for enjoying natural sunlight throughout the day. The surrounding lands provide excellent potential for hobby farming, equestrian use, or simply enjoying the tranquillity of the countryside.

Additional features include oil fired central heating and generous outdoor space with scenic countryside views. Conveniently located within easy reach of Cappamore village and local amenities, this property combines country charm with everyday practicality.



Limerick City only a 25-minute drive away with good access to The University of Limerick and The Motorway. Renowned local primary school, good local shops, welcoming pubs and restaurants and fantastic local and tranquil walkways at the nearby Clare Glens and Slieve Felim Way.



This property is in need of modernisation but has great potential and is for sale at an attractive price point. Early viewing is highly recommended.

#### **Rooms:**

##### **Entrance hallway**

Carpet flooring

##### **Sitting room**

Solid fuel stove, Built in units.

5.02m (16'6") x 3.03m (9'11")

##### **Dining room**

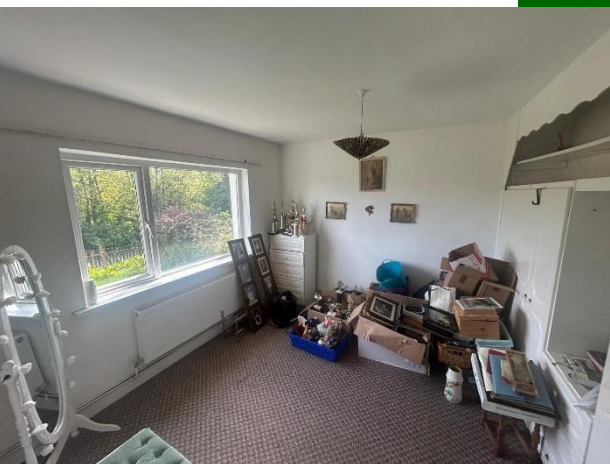
Laminated flooring. Open fireplace. TV point.

5.03m (16'6") x 4.09m (13'5")

##### **Kitchen**

Laminated flooring. Fitted kitchen. Built in oven and hob.

3.09m (10'2") x 3.07m (10'1")





### Bedroom 1

Double bedroom. Carpet flooring  
3.09m (10'2") x 3.05m (10'0")

### Bedroom 2

Double bedroom. Carpet flooring. TV point. Built in wardrobes.  
3.09m (10'2") x 2.08m (6'10")



### Bedroom 3

Single bedroom. Carpet flooring. Built in wardrobes.  
2.02m (6'8") To Wardrobe x 2.03m (6'8")

### Shower room

Fully tiled  
1.08m (3'7") x 1.08m (3'7")



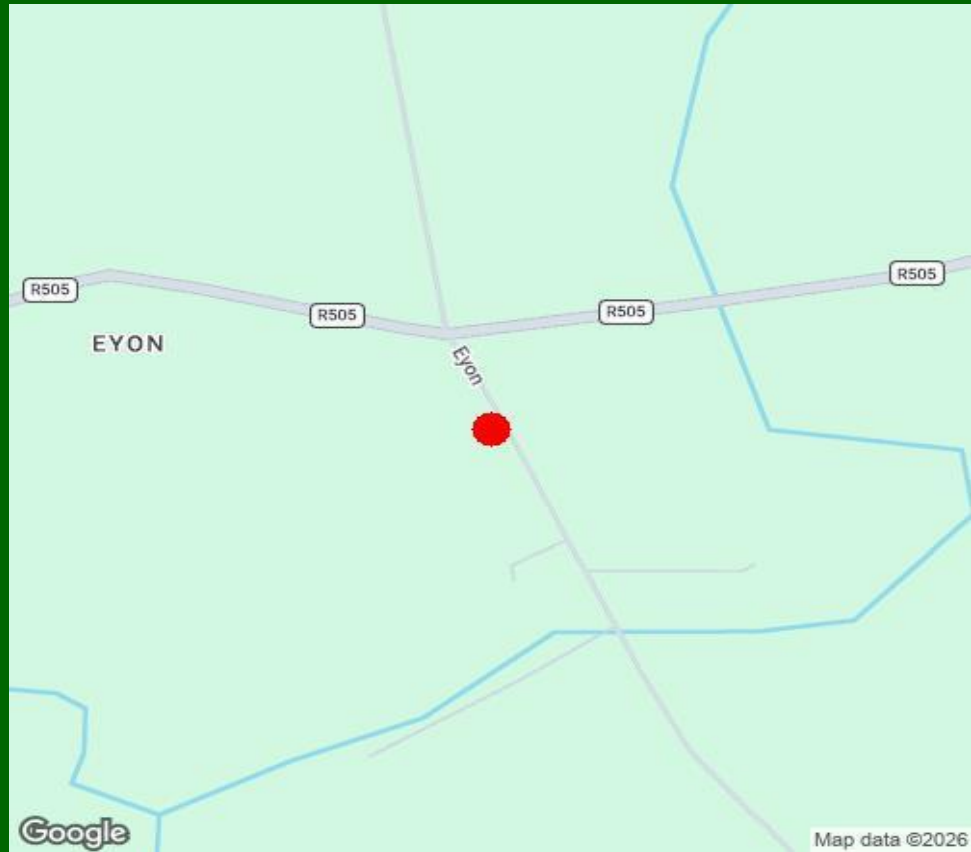
### Wet room

Partially tiled. Electric shower.  
2.01m (6'7") x 2.03m (6'8")

### Features:

- Double glazed UPVC windows
- Oil Fired Central Heating
- Circa 7.3 acres with road frontage
- Close proximity to Cappamore & Murroe
- South facing rear garden
- Septic tank on site
- Modest reserve figure
- No chain
- Option to purchase residence on 1 acre





### Property Directions:

Enter eircode V94E36E to your mobile device to direct you straight to this property

### Agent Information:

Contact :- John O' Connell

Mobile :- 087-6470746

Email :- [johnoconnell@gvm.ie](mailto:johnoconnell@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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