



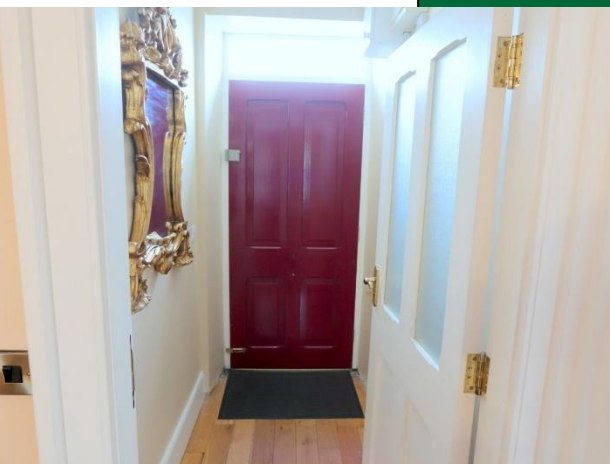
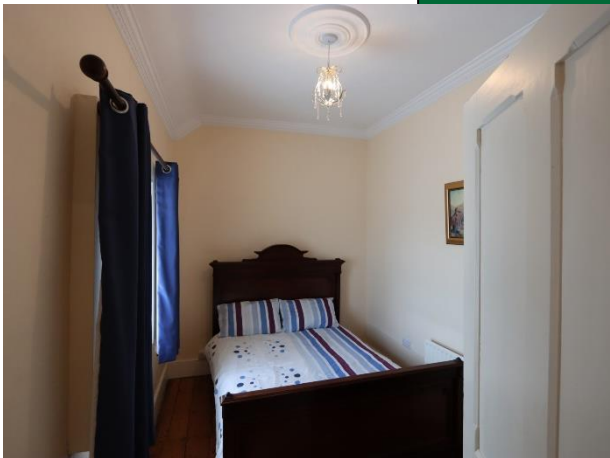
3 Shears Street, Kilmallock,
Co. Limerick, V35 VP40



Price: €160,000



Without doubt one of the finest examples of a townhouse to come on the market in County Limerick in quite some time. This property is situated in an idyllic setting in the centre of Kilmallock adjacent to all the local amenities.



Without doubt one of the finest examples of a townhouse to come on the market in County Limerick in quite some time. This charming property is bursting with character and has undergone extensive restoration in recent years and boasts many of its original features while at the same time offering all the comforts of modern-day living. Accommodation comprises of hall, sittingroom, livingroom, kitchen, downstairs bathroom, 2 bedrooms, and main shower room. This property is situated in an idyllic setting in the centre of Kilmallock adjacent to all the local amenities. OFCH, DG Boxframe & Sash Timber Windows. Viewing of this fantastic townhouse home comes highly recommended by the auctioneers. Contact Richard Ryan 087 8067772.

Features:

- Oil Fired Central Heating.
- DG Box Frame & Timber Sash Windows.
- Mains Water & Sewerage.
- Cobble lock Patio & Gravel Driveway to rear.
- Vehicular Access.
- Many traditional features including, original floor boards, shutters & ornate coving.
- BER D1. (BER No: 102512159)

Outside:

- Large rear garden with vehicular access.
- Gravel Driveway.
- Cobble lock patio area and lawn to rear.
- Shed/Workshop 14` X 5`9`.



Rooms:

Entrance Hall - With solid wooden floor and ornate coving, 6'8" (2.03m) x 3'8" (1.12m)

Living room - With solid wooden floor & ornate coving, 17'6" (5.33m) x 10'3" (3.12m)

Sitting Room - With solid wooden floor, ornate coving and feature cast iron fireplace, 9'6" (2.9m) x 9'6" (2.9m)

Internal Hall - With stairs leading to first floor, 9'6" (2.9m) x 7'9" (2.36m)

Kitchen - With tiled floor and splash back, solid oak fitted units, integrated appliances. Vaulted ceiling with sky lights. Exposed stone work, 12'6" (3.81m) x 11'6" (3.51m)

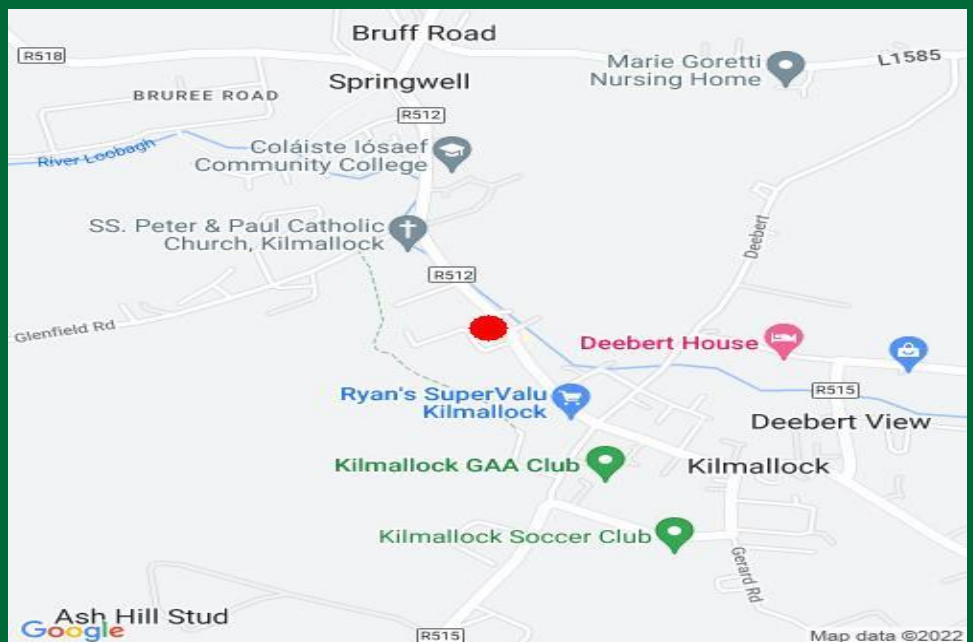
Rear Hallway - With ornate coving and hot press, 9'3" (2.82m) x 3'9" (1.14m)

Bathroom - With bath, seperate shower cubicle, toilet and wash hand basin. Half tiled, 9'3" (2.82m) x 7'4" (2.24m)

Bedroom 1 - With original wooden floor boards, ornate coving and center piece, 12'0" (3.66m) x 8'0" (2.44m)

Bedroom 2 - With original wooden floor boards, ornate coving and center piece, 11'3" (3.43m) x 9'6" (2.9m)

Shower Room - With electric Mira shower, toilet, wash hand basin, half tiled, 8'6" (2.59m) x 9'6" (2.9m)



Directions:

Located on the left-hand side of Sarsfield Street travelling in the Direction of Limerick. Co-ordinates: 52.401545, -8.576865 or Eircode: V35 VP40

Agent Information

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