

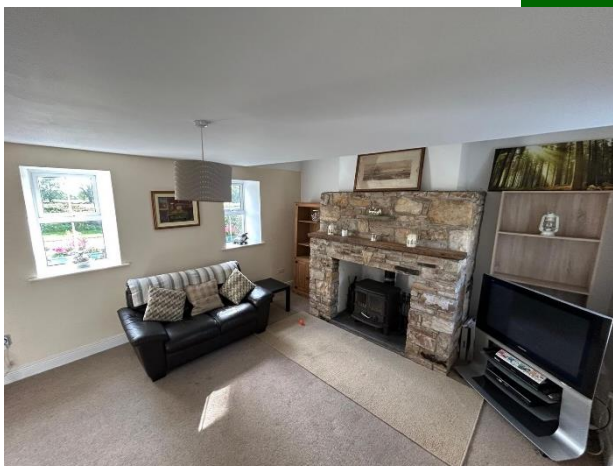


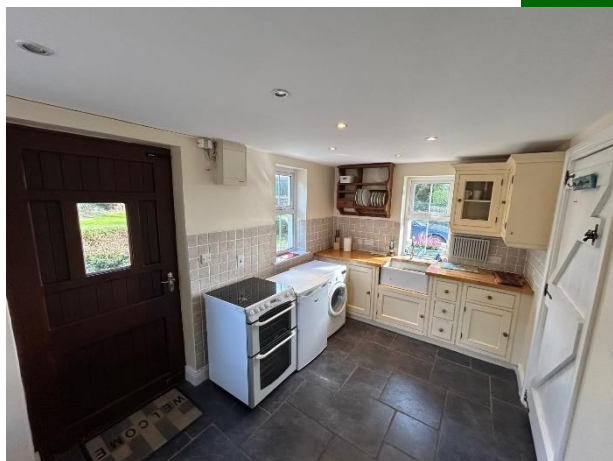
Castletown, Kilmallock, Co. Limerick



Guide Price €195,000

Charming two bedroom semi-detached cottage style residence in Castletown, Ballyagran, Co. Limerick





GVM Auctioneers are delight to introduce to the market this attractive two bedroom semi-detached cottage-style residence standing on circa 0.96 acre site, situated in the village of Castletown. This property offers an excellent opportunity for those seeking a home with character, outdoor space and potential to create a residence to suit their own needs.



The accommodation comprises an entrance hallway, sitting room, kitchen and a bathroom. Upstairs, there are two bedrooms.

The property benefits from double-glazed uPVC windows and a large rear garden, complete with stables, offering additional outdoor space and potential for a variety of uses, subject to any necessary permissions.



Conveniently located within the local community of Ballyagran, the property is within reach of Kilmallock and the wider amenities of County Limerick.

Situated approximately 39 kilometres from Limerick City. Charleville 11 kilometres. This charming cottage style home will appeal to first-time buyers, those looking to right size or purchasers seeking a property with scope to enhance and personalise.



Viewing is recommended to appreciate the potential and setting of this property.

Rooms:

Entrance Hallway

Tiled flooring



Sitting room

Carpet flooring. TV point. Feature solid fuel stove.
16.01m (52'6") x 14.04m (46'1")

Kitchen

Fully fitted kitchen. Tiled flooring. Recess lighting
16.02m (52'7") x 8.1m (26'7")



Toilet and whb

Tiled flooring. Toilet, whb, shower unit with Triton electric shower.

Upstairs bedroom 1

Timber flooring. TV point. Recess lighting. Sky light
12.1m (39'8") x 8.01m (26'3")

Upstairs bedroom 2

Timber flooring. Recess lighting Sky light.
15.09m (49'6") x 8.01m (26'3")



Features:

- Double glazed uPVC windows
- Spacious and mature garden area to rear and side of property.
- Stables to side of property with paddock to rear.



opt and side with parking for 2/3 vehicles



Eva Hayes

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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