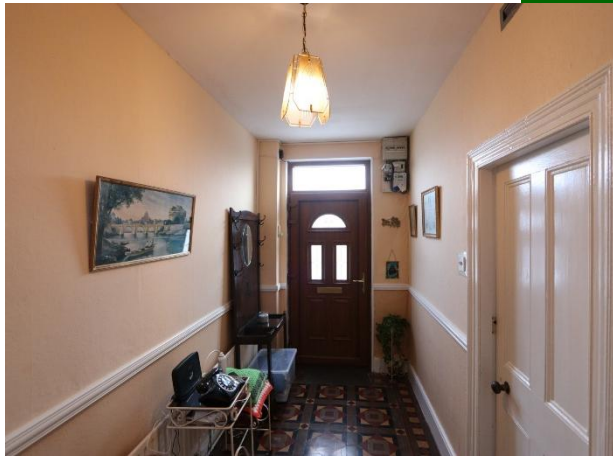
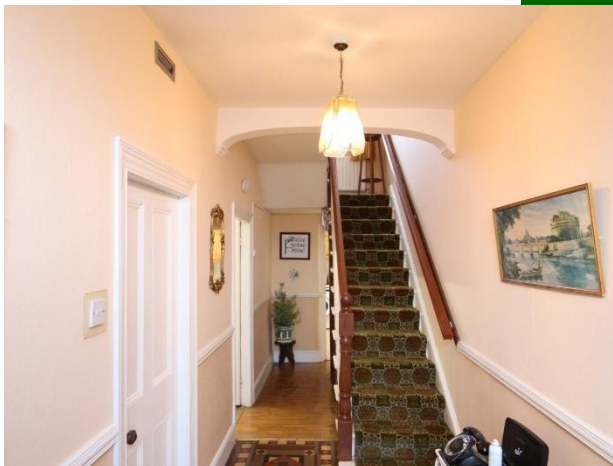




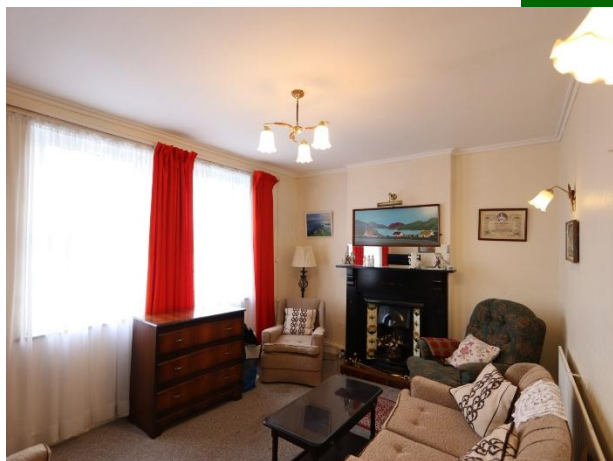
1 Emmett Street, Kilmallock, Co. Limerick,  
V35 R289.



**Guide Price €195,000**

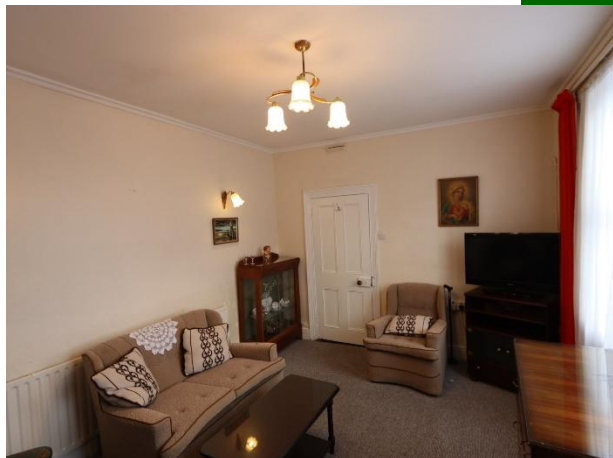


GVM Auctioneers are delighted to present this charming and generously proportioned Victorian-style three-bedroom end-of-terrace residence, ideally located in the very heart of Kilmallock town centre.



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Offering a rare combination of comfort, convenience, and generous outdoor space, this well-located property is just a short stroll from local shops, schools, cafés, and all everyday amenities — making it an ideal choice for families, first-time buyers, or astute investors.



Extending to approximately 92 sq. m., the bright and well-proportioned accommodation comprises an inviting entrance hall, cosy sitting room, separate dining room, fitted kitchen, and a convenient ground-floor shower room. Upstairs, you'll find three well-sized bedrooms and a guest toilet.



Outside, the property boasts a neat, enclosed front garden and an impressively large rear garden with pedestrian access — perfect for outdoor living, play areas, or potential future enhancements. A block-built garden shed provides additional storage.

This is a fantastic opportunity to secure a centrally located home with excellent potential. Early viewing is highly recommended through GVM Auctioneers, the sole selling agents.



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

Contact Evan Mc Dermott on 085 7668105



## Rooms:

### Entrance Hall

With original Victorian style tiles.

21'3" (6.48m) x 5'6" (1.68m)

### Sitting Room

With feature fireplace, tv point & carpet floor covering.

14'0" (4.27m) x 10'7" (3.23m)



### Dining Room

With traditional solid fuel Stanley cooker & wooden effect vinyl floor covering.

14'0" (4.27m) x 10'6" (3.2m)

### Kitchen

With tiled floor, splash back fitted units & stainless steel sink.

9'3" (2.82m) x 10'4" (3.15m)

### Shower Room

With tiled floor, splash back fitted units & stainless steel sink.

6'10" (2.08m) x 5'3" (1.6m)



## Upstairs

### Guest Toilet

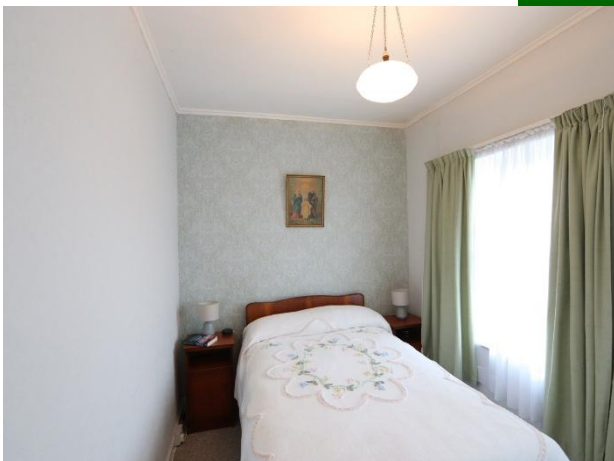
With toilet and wash hand basin.

2'8" (0.81m) x 4'2" (1.27m)

### Bedroom No. 1

Double room with carpet flooring.

7'4" (2.24m) x 9'2" (2.79m)



### Bedroom No. 2

Double room with built in wardrobe & carpet flooring.

13'0" (3.96m) x 11'7" (3.53m)

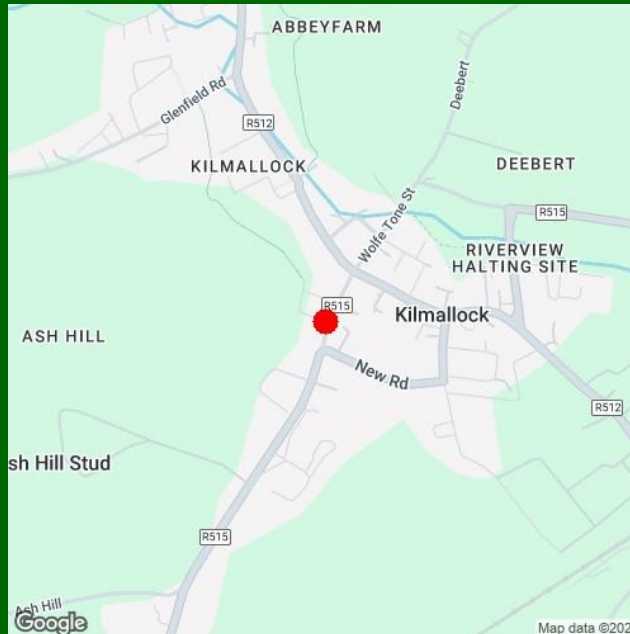
### Bedroom No. 3

Double room with built in wardrobe & carpet flooring.

11'6" (3.51m) x 7'9" (2.36m)

## Features:

- Oil Fired Central Heating.
- DG UPVC Windows.
- Mains Water & Sewerage.
- E1 BER.
- 30 minutes of Limerick City and within one hour of Cork City.



## Property Directions:

As you go up Emmet Street it is the last property on the right. Co-ordinates - 52.398465, -8.575469 or simply use Eircode: V35 R289.

## Agent Information:

**Evan Mc Dermott**

**085 766 8105**

**evanmcdermott@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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**PSRA Number: 002030**