

AMV:

€80,000

VIEWING:

Viewing by appointment with sole selling agents O'Connor Murphy

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DIRECTIONS

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BER:

**BER C2**

BER NO: 111088134 | EPI: 189.29 kWh/m<sup>2</sup>/yr

\* Please note that some BERs have been issued with a Provisional status.

For further information:

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PSRA Licence 001988

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AUCTION



## 93b Boheraroan

Newmarket-On-Fergus, County Clare

2 Bedrooms | 76.13 sqm (819 sqft)

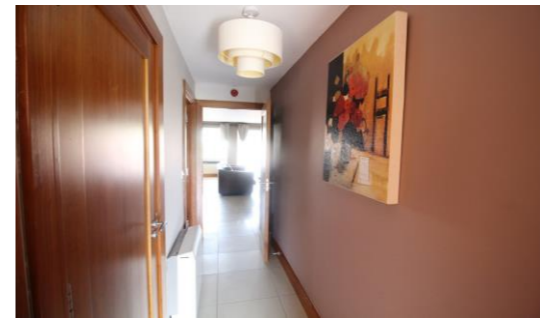
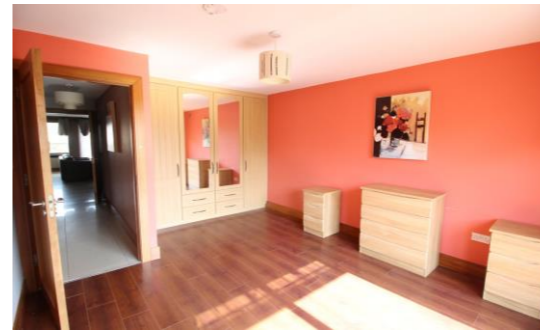
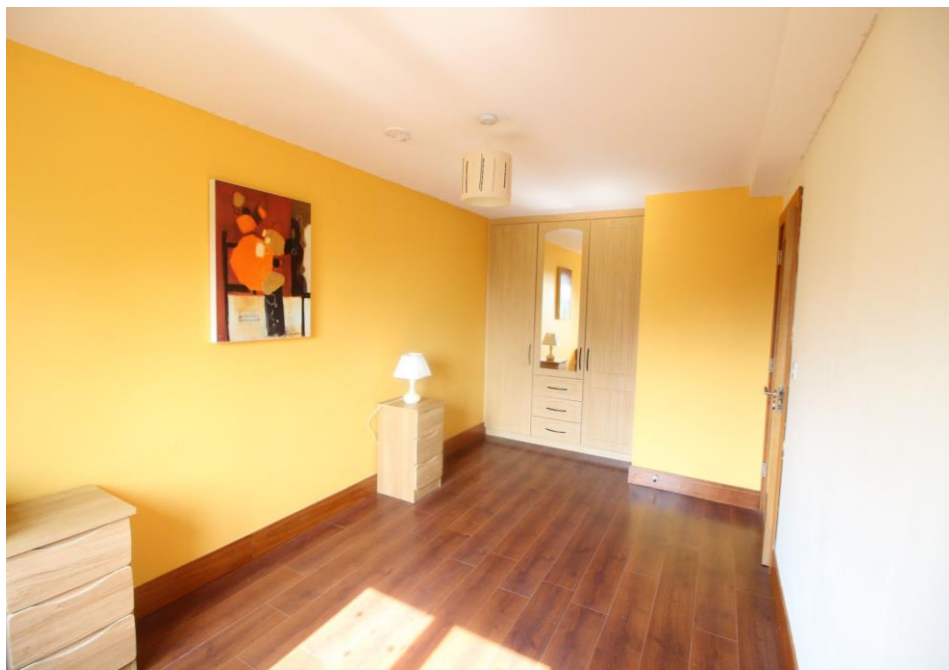
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## DESCRIPTION

For Sale by Online Auction on Thursday 23rd July 2020 via [www.youbid.ie](http://www.youbid.ie)

O'Connor Murphy bring to the market a fantastic opportunity to acquire a spacious, well maintained two bed apartment. No. 93b Boheraroan is a mid floor apartment with ground floor access located in a quiet residential development within walking distance of local amenities.

The accommodation briefly comprises: entrance hallway, open plan living/dining area opening out to a south westerly facing balcony area and a galley style kitchen, two double bedrooms with built in wardrobes and the main bathroom completes the accommodation.

All in all this apartment would make an excellent opportunity for first times buyers, down sizing buyer or lucrative investor looking to take advantage of the location.

## LOCATION

Boheraron is conveniently located in a popular residential estate within walking distance of Newmarket town centre and all its local amenities on offer. Close to the M18 Motorway giving easy access to major employment areas of Shannon and Limerick.

## SPECIAL FEATURES

- Popular Residential Location
- Bright and Well Proportioned Rooms
- Enviably quiet location yet just a short walk from all amenities
- All major routes and motorways are easily accessible

## SERVICES

Management Charge: we have been informed the management charge is €1,200 per annum.

Electric Storage Heating  
PVC Double Glazed Windows.

## ACCOMMODATION

### Two Bedroom Apartment

Open Plan Living/Dining/Kitchen Area  
- 5.43m (17'10") x 5.37m (17'7")

Bedroom 1 - 4.35m (14'3") x 3.32m (10'11")

Bedroom 2 - 2.71m (8'11") x 4.89m (16'1")

Bathroom - 1.85m (6'1") x 1.81m (5'11")