

AMV:

DIRECTIONS

€170,000 (inclusive of VAT)

EIRCODE: V94 KT4C

VIEWING:

Viewing by appointment with sole selling agents O'Connor Murphy

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BER: **BER C3**

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

For further information:

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AUCTION



FOR SALE BY ONLINE AUCTION

2 Barbane

Broadford, County Clare

5 Bedrooms | 268.99 sqm (2895 sqft)

AMV: €170,000 (inclusive of VAT)

BER C3

Hibernian House, Henry Street, Limerick
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DESCRIPTION

For Sale by Online Auction on Thursday 24th September 2020 via www.youbid.ie

O'Connor Murphy introduce to the market this detached five bedroom property measuring an impressive 250 sqm (2,691 sq ft) on circa half acre site. While internally, this property has not been completely finished it oozes potential and in the right hands, offers a unique opportunity for the discerning purchaser to create a very exceptional property.

Inside, the accommodation briefly comprises: entrance hallway, guest wc, a living room, kitchen/dining room, utility, family room, sun room, a double bedroom and bathroom. Upstairs, there are four additional bedrooms, one with an ensuite and the main family bathroom completes the accommodation.

Put simply, this property has the potential to become a superb home that would appeal to families looking to up size to find a family home for life!

LOCATION

Broadford is only a short drive from Limerick City making this location especially ideal for those who want to enjoy country living yet have easy access to all essential amenities of city life at the same time.

SPECIAL FEATURES

- Bright and Well Proportioned Rooms
- Close to local Primary School
- Ideal Family Home

SERVICES

Plumbed for Oil Fired Central Heating
Wired Alarm System,
DGPVC Windows Throughout
AMV €170,000 inclusive VAT.

ACCOMMODATION

Ground Floor

Entrance Hallway - 1.99m (6'6") x 4.87m (16'0")
 Guest WC -
 Living Room - 4.84m (15'11") x 3.16m (10'4")
 Kitchen/Dining Room - 4.19m (13'9") x 7.21m (23'8")
 Family Room - 3.62m (11'11") x 3.95m (13'0")
 Sun Room - 3.82m (12'6") x 6.49m (21'4")
 Utility Room - 2.12m (6'11") x 5.02m (16'6")
 Bathroom -
 Bedroom 1 - 3.58m (11'9") x 4.81m (15'9")

First Floor

Landing - 1.98m (6'6") x 6.03m (19'9")
 Bedroom 2- 3.06m (10'0") x 4.26m (14'0")
 Ensuite
 Bedroom 3 - 3.25m (10'8") x 3.84m (12'7")
 Bedroom 4 - 3.47m (11'5") x 3.56m (11'8")
 Bedroom 5 - 3.62m (11'11") x 4.97m (16'4")
 Bathroom - 2.76m (9'1") x 2.34m (7'8")