

AMV:

DIRECTIONS

€60,000

EIRCODE : V42 R967

VIEWING:

Viewing by appointment with sole selling agents
O'Connor Murphy

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS LOG ON TO WWW.YOUBID.IE



BER:



BER NO: | EPI: 0 kWh/m²/yr

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

For further information:

O'Connor Murphy,
Hibernian House, Henry Street, Limerick
T: 061 279 300| E: info@oconnormurphy.ie
W: oconnormurphy.ie



PSRA Licence 001988

Disclaimer: O'Connor Murphy and the vendor/ Lessor give notice that 1. These particulars are for guidance only and do not constitute any part of an offer or a contract 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/ Lessor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/ Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misdescription shall be ground for a claim for compensation or for the rescission of the Contract by either the Vendor/ Lessor or the Purchaser/ Tenant. 5. Neither the Vendor/ Lessor nor O'Connor Murphy nor any person in their employment has any authority to make or give any representation or warranty in relation to the property. 6. Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are concluded on the basis that the Purchaser/ Tenant shall be liable for any VAT arising on the transaction.

AUCTION



FOR SALE BY ONLINE AUCTION
40 Cois Teampail

Newcastle West, County Limerick

2 Bedrooms| 87.1 sqm (938 sqft)

AMV: €60,000



Hibernian House, Henry Street, Limerick
T: 061 279 300| E: info@oconnormurphy.ie
W: oconnormurphy.ie

PSRA Licence 001988



DESCRIPTION

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

O'Connor Murphy are delighted to bring to the market this spacious two bedroom first floor apartment of circa 87.10 sq.m (938 sq.ft) located within the residential development of Cois Teampail. The apartment briefly comprises of an entrance staircase, a kitchen/living room area with a galley style kitchen, french doors opening out to a balcony area and two bedrooms one with an ensuite and the main bathroom completes the accommodation.

LOCATION

Newcastlewest which is the largest town in the County, excluding Limerick City, and sits on the River Arra. Offering an abundance of stylish restaurants, boutiques and convenient shops, hotels, and schools. Enjoying a host of recreational amenities in the vicinity to include, sporting grounds and clubs and golf courses. Limerick City is approximately 42km away.

SPECIAL FEATURES

- Off Street Parking
- Close to Town Centre
- Bright and Well Proportioned Rooms
- Close to All Essential Amenities

SERVICES

Electric Heaters
Off Street Parking
Tenant in Situ

ACCOMMODATION

FirstFloor

Entrance Hallway - 1m (3'3") x 5.37m (17'7")
Bedroom 1 - 3.67m (12'0") x 3.37m (11'1")
Ensuite - 1.81m (5'11") x 2.42m (7'11")
Bedroom 2 - 3.67m (12'0") x 3.37m (11'1")
Sitting Room/Kitchen - 5.53m (18'2") x 4.1m (13'5")
Balcony - 2.09m (6'10") x 3.55m (11'8")
Bathroom - 1.77m (5'10") x 3.07m (10'1")
Landing - 2.38m (7'10") x 2.91m (9'7")