

AMV: DIRECTIONS

€286,000

EIRCODE : V42 D656

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

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GOING GOING GONE

BER: **BER C3** BER NO: 112879234 | EPI: 204.84 kWh/m²/yr

* 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
4-9 Mill Falls

Newcastle West, County Limerick

3 Bedrooms | 85 - 110.99 sqm (915 - 1195 sqft)

AMV: €286,000

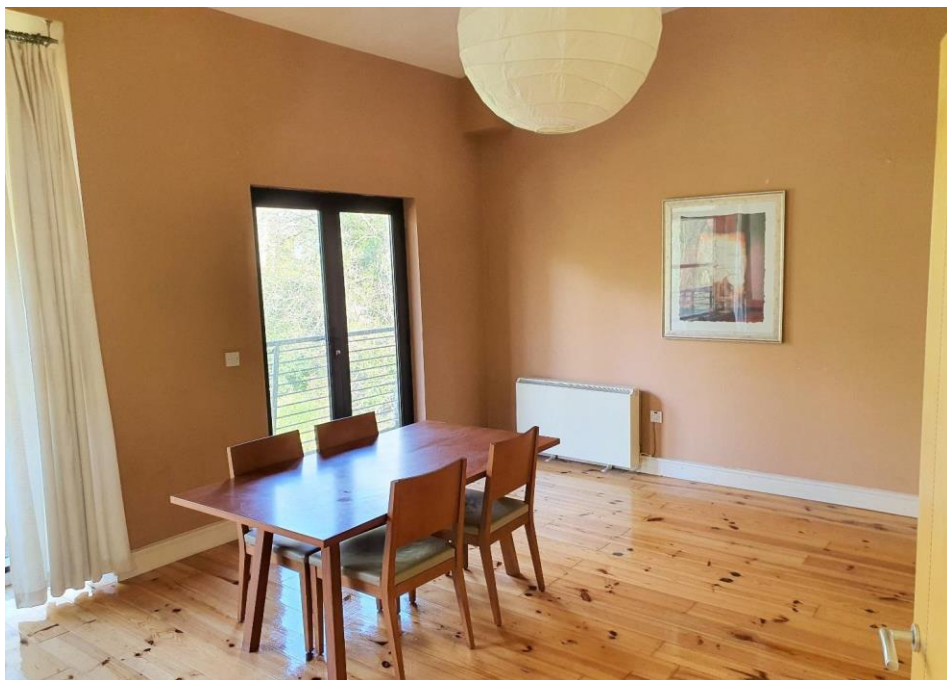
BER C3

OCM

**O'CONNOR
MURPHY**

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PSRA Licence 001988



DESCRIPTION

FOR SALE BY ONLINE AUCTION - THURSDAY 24th September 2020 on www.youbid.ie

O'Connor Murphy are pleased to introduce to the market six, three bed duplex apartments which is being sold as one lot.

Mill Falls is a mixed use development. The furniture store Object occupies the ground retail section of the development. The external facade is a mix of contemporary design of plaster and stone featuring an internal pedestrian street with access to the apartments.

These apartments are all located on the top floor, No. 4, 7, 8 and 9 are vacant and 5 and 6 are currently occupied. The accommodation briefly comprises; entrance hall; guest wc; cloak room/storage area, kitchen fully fitted with integrated appliances; large open plan living/dining area with access to a balcony which overlooks the River Arra. Downstairs are three bedrooms, one ensuite and a large family bathroom completes the accommodation. Each apartment measures circa an impressive 85sqm-110sqm. Outside, there is underground parking with a central lift and staircase access to all floors.

This investment opportunity is sure to appeal. Viewing is recommended.

We have been informed by our client that the Joint Option of Tax will not be exercised, and purchasers will not have to be VAT registered.

We understand the the tenants are in situ since 2017 and are paying €500 pm Apt 5) and €630.00 per month (Apt 6)

Annual Service Fees: circa €1,000 pa.

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

- Ample Gated Parking On Site
- Bright and Well Proportioned Rooms
- Close to All Essential Amenities
- Close to Town Centre

SERVICES

Electric Storage Heaters
DGPVC Windows

Apt No 4	BER C3	No 112878368	circa 105.42 sqm
Apt No 5	BER C3	No 112878491	circa 106.22 sqm
Apt No 6	BER C3	No 112878715	circa 111.24 sqm
Apt No 7	BER C3	No 112878756	circa 104.95 sqm
Apt No 8	BER C3	No 112879127	circa 102.93 sqm
Apt No 9	BER C3	No 112879234	circa 110.99 sqm

ACCOMMODATION

Duplex Apts

Entrance Hallway - 3.87m (12'8") x 4.64m (15'3")

Guest WC - 1.75m (5'9") x 1.77m (5'10")

Kitchen - 3.94m (12'11") x 2.08m (6'10")

Living/Dining Open Plan Area - 3.87m (12'8") x 6.9m (22'8")

Bathroom - 1.69m (5'7") x 3.12m (10'3")

Bedroom 1 - 2.66m (8'9") x 3.46m (11'4")

Bedroom 2 - 3.59m (11'9") x 3.45m (11'4")

Ensuite - 0.98m (3'3") x 2.45m (8'0")

Bedroom 3 - 3.37m (11'1") x 3.36m (11'0")