

**AUCTION**



**FOR SALE BY ONLINE AUCTION**

## 11 Gouldavoher Estate

Fr Russell Road, Dooradoyle, County Limerick

3 Bedrooms | 100.21 sqm (1079 sqft)

**AMV:** €195,000



### PROPERTY DESCRIPTION

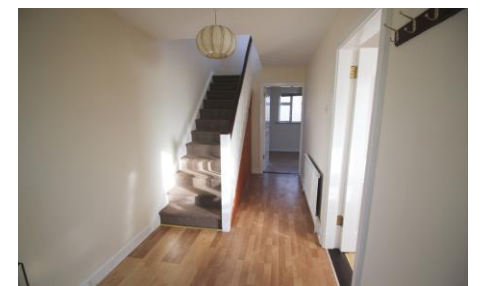
For Sale by Online Auction on the 25th March 2021 via Youbid.ie

O'Connor Murphy are delighted to offer for sale this three bedroom semi detached property with a large garage to the side, enjoying an unbeatable location in this mature residential cul de sac superbly positioned overlooking a large green area, just off the Fr Russell Road. No. 11 measures impressive circa 100 sqm and enjoys a large southerly facing enclosed rear garden with gated side entrance.

While this property is in need of cosmetic refurbishment and modernisation, it oozes potential and in the right hands, offers a unique opportunity for the discerning purchaser to create a very exceptional home or equally and astute investment.

Internally, the accommodation briefly comprises: hallway, living room, kitchen/breakfast room with guest wc. Upstairs there are three bedrooms (2 double & 1 single) and a main family bathroom completes the accommodation.

Outside the front garden is enclosed, a gated driveway and pedestrian gate. The rear east facing garden is also enclosed with side gate access to the front.





## LOCATION

Location is key in this peaceful and mature estate. Within striking distance of a wealth of amenities both social and essential, including primary and secondary schools, The Crescent Shopping Centre, University Hospital and an abundance of recreational facilities while the city centre and main national road system is just a short distance away.

## ACCOMMODATION

### Ground Floor

Storm Porch - 1.08m (3'7") x 1.05m (3'5")  
Entrance Hallway - 4.04m (13'3") x 2m (6'7")  
Family Room - 4.04m (13'3") x 4.02m (13'2")  
Kitchen - 3.04m (10'0") x 3.04m (10'0")  
Storage Cupboard/Hot Press –  
Living/Dining Room - 6.03m (19'9") x 2.06m (6'9")  
Guest WC -

### First Floor

Bedroom 1 - 4.02m (13'2") x 3m (9'10")  
Bedroom 2 - 3.01m (9'11") x 2.06m (6'9")  
Family Bathroom - 2.02m (6'8") x 1.08m (3'7")

## SPECIAL FEATURES

- All major routes and motorways are easily accessible
- Enclosed Rear Garden with Side Gate Access
- Ample parking

## SERVICES

- Gas Central Heating
- Garage
- Circa 100 Sqm

## FOR FURTHER INFORMATION

Contact: **O'CONNOR MURPHY**

### CORK

Phoenix House  
Monahan Road, Cork city  
T: 021 2428938

### LIMERICK

Hibernian House,  
Henry Street, Limerick  
T: 061 279300

### DUBLIN

Alexandra House  
The Sweepstakes  
Ballsbridge Dublin  
T: 01 5676979

E: [info@oconnormurphy.ie](mailto:info@oconnormurphy.ie)

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.

