



**FOR SALE BY PRIVATE TREATY**

**THE ADARE EQUESTRIAN CENTRE,  
KILDIMO,  
CO. LIMERICK**

**PRICE REGION: €385,000**



## DESCRIPTION

We offer for sale this detached bungalow along with a former equestrian centre situated on a total site area of c. 4.79 Hectares c. 11.83 acres. This property is strategically located approximately 6 km from Kildimo Village and circa 7 km from Adare Village.

The residence comprises of a four bedroomed detached bungalow with 2 reception rooms, kitchen / dining room. There is also a bathroom and guest W.C. Outside there is a detached garage.

To the left of the property there is a site with circa 60 m of road frontage suitable for another residence subject to the necessary planning permission.

To the rear is the former equestrian centre which comprises of an outdoor sand manege, a double warehouse unit built of block with aluminium roof and cladding. This unit is split with one side comprising of eight stable units, the other open plan. There is also a concrete yard area measuring 18 m x 18 m with access via steel gates. There are two fields which are both rectangular in shape.

This property is for sale in one lot with full vacant possession. Suitable for a number of business opportunities subject to planning permission.





## SPECIAL FEATURES

Detached

Double glazed woodgrain PVC windows & door

4 Bedrooms

2 Reception Rooms

Oil fired central heating

Detached garage

Warehouse c. 18m x 15m

Sand manege

Concrete yard area

Located mid way between Kildimo and Adare Villages

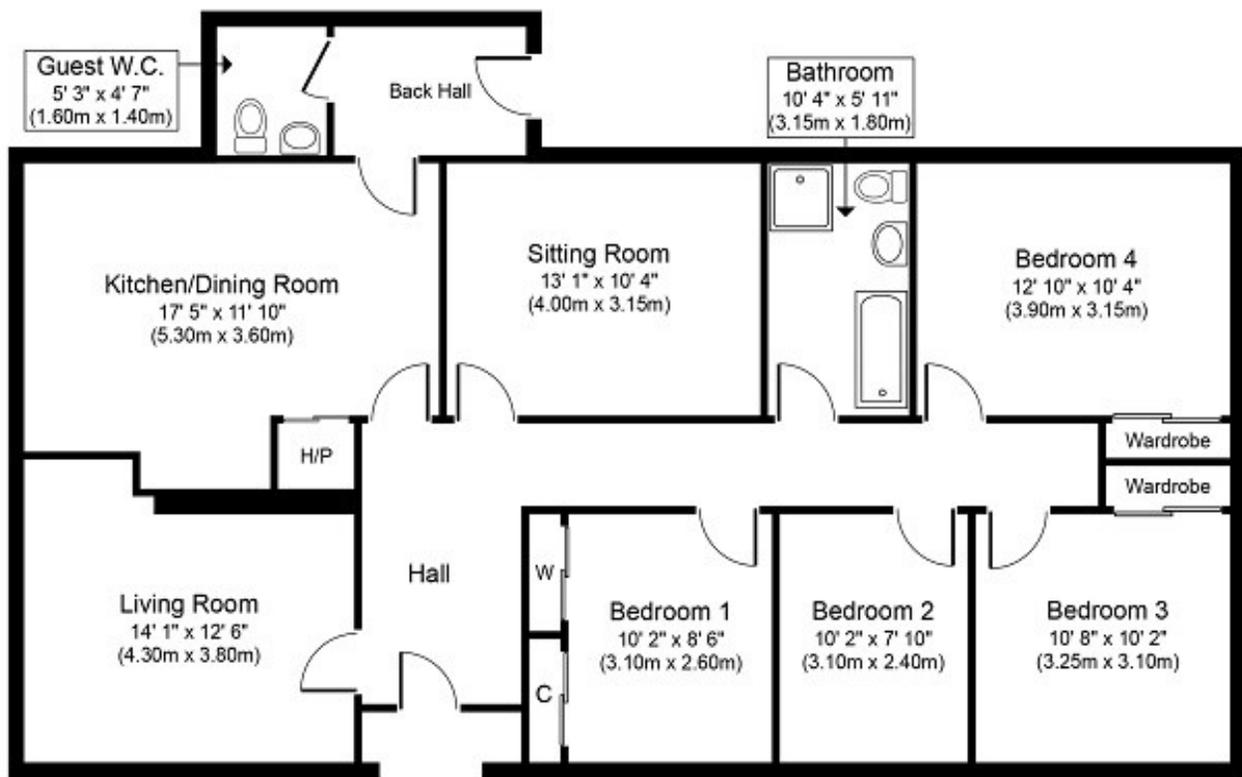
Excellent residential / business opportunity

Two fields both rectangular in shape

The residence has road frontage of 40 m with further road frontage of c. 60 m with an existing gateway access which may allow for a property to be built subject to the necessary planning permission.

## ACCOMMODATION

• Entrance Hall		Tiled floor. Cloaks closet.
• Living Room	3.80m x 4.30m	Feature stone fireplace with Liscannor hearth. Fitted units. Tiled floor.
• Kitchen / Dining Room	3.60m x 5.30m	Modern fitted kitchen with an array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Tiled floor. Plumbed for washing machine. Vented for dryer.
• Guest W.C.	1.60m x 1.40m	Toilet. Wash hand basin. Tiled floor.
• Sitting Room	4.00m x 3.15m	
• Bedroom 1	2.60m x 3.10m	Fitted wardrobes. Tiled floor.
• Bedroom 2	2.40m x 3.10m	Tiled floor.
• Bedroom 3	3.25m x 3.10m	Fitted wardrobes and overhead presses. Tiled floor.
• Bedroom 4	3.90m x 3.15m	Range of fitted wardrobes and overhead presses. TV point. Tiled floor.
• Outside		Walled and natural hedge boundaries.
• Garage	5.00m x 4.00m	Built of block construction
• Railed Sandorina area	18.0m x 15.0m	Large warehouse unit divided in two sections. One section contains eight individual horse space.
• Concrete yard area	18.0m x 18.0m	Accessed via a steel gate leading to the warehouse.
• Holding		The holding also comprises of two plots of land and the entire area comprises of c. 4.79 hectares c. 11.83 acres.



**Approximate Floor Area**  
**1,312 sq. ft.**  
**(121.9 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## PRICE

€385,000

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy

## DIRECTIONS

Proceed to Adare Village. At the roundabout take a right turn and follow the road towards Kildimo. Property is on the left-hand side 7km from Adare. Agent sign and Adare Equestrian Centre sign on the property.

## Contact Agent

PROPERTY PARTNERS DE COURCY ODWYER  
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**PROPERTY  
 PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.