



Ballybricken, Grange, Kilmallock,
Co. Limerick



**LOT 3 RESIDENCE ON
CIRCA 0.56 ACRES
FOLIO LK19133**



**LOT1 CIRCA 9.88 ACRES
FOLIO LK14300**

Price on Application



**LOT 2 CIRCA 5.90
ACRES LK13976**

For Sale by Public and Online Auction on Thursday
27 th March 2025 at 3:30 pm in our Limerick City
Auction Rooms, 25/26 Glentworth Street,
Limerick V94WE12 (Unless previously sold).

GVM Auctioneer announce this executors sale of three very valuable properties situated in this much sought after location just 20 minutes drive from Limerick City (on the kind instructions of the Reps of James Quinn deceased)

Lot 1 : Circa 9.88 acres Folio LK14300 - Prime roadside holding with extensive road frontage (possible site potential, subject to planning permission). Mains water.

Lot 2 : Circa 5.90 acre Folio LK13976 - Top quality lands contained in one block with extensive road frontage. Mains water.

Lot 3 : Residence on 0.56 acres Folio LK19133 - Three bedroom cottage residence. Accommodation comprises of sitting room, kitchen, bathroom, utility room and three bedrooms. Good yard to the rear. Oil fired central heating system.

Attending bidders must pre-register prior to the auction. If you wish to bid via online auction on www.lslauctions.com.

You will need to register with GVM Auctioneers at least 3 days before the sale and pay a bidding deposit.

Note: Drone photographs for illustration purposes only.

Solicitor : Valerie Noonan, Lower Main St Rathkeale Co. Limerick V94 X99V

Full details maps etc contact Tom Crosse on 087-2547717 or John O`Connell on 087-6470746

Rooms:

Accommodation

Accommodation comprises of sitting room, kitchen, bathroom, utility room and three bedrooms. Good yard to the rear. Oil fired central heating system.

Features

- Exceptional location just 10 minutes from Limerick City
- Pleasant cottage style residence but requires refurbishing
- Excellent potential.



Property Directions:

Enter eircode V94TXN1 to your mobile device to direct you straight to this property.

Agent Information:

Contact :- John o' Connell

Mobile :- 087-6470746

Email :- johnoconnell@gvm.ie

Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.

Limerick Office

25-26 Glentworth St,
Co. Limerick,
V94WE12

Phone: (061)413522

Email: limerick@gvm.ie

Kilmallock Office

Head Office,
Railway Road,
Kilmallock,
Co. Limerick

Phone: (063)98555

Email:
kilmallock@gvm.ie

Tullamore Office

GVM Mart,
Arden Road,
Tullamore,
Co. Offaly

Phone: (057)9321196

Email:
tullamoreproperty@gvm.ie



PSRA Number: 002030