



FOR SALE BY PRIVATE TREATY

**RESIDENCE AT
FEDAMORE VILLAGE
FEDAMORE
CO. LIMERICK V35HV22**

Site area of approx .34 hectares with extensive road frontage.

Property benefits from existing residence and outbuilding.

Price Region: €80,000



DESCRIPTION

Property Partners de Courcy O'Dwyer are delighted to introduce for sale this property of c. 0.34 hectares located in the centre of Fedamore Village c. 15 km. from Limerick City Centre. This single storey house is approximately 55 sq. m. with a number of outbuildings.

The site is rectangular shaped in configuration and level in gradient.

The vacant property refurbishment grant provides funding so you can refurbish vacant and derelict homes. It can also be used to renovate properties that have not been used as residential properties before. You can get the grant if you are refurbishing the vacant property so you can live there or rent the property out. You can get a grant of up to €50,000 to renovate a vacant property and up to €70,000 if the property is derelict. The vacant property refurbishment grant is funded by the Department of Housing, Local Government and Heritage through the Croi Cónaithe (Town's) Fund and you apply through your local authority.

SPECIAL FEATURES

Site area of approximately .34 hectares with extensive road frontage.

Subject lands benefit from existing residence and outbuildings.

Fedamore is located C. 15.4 km from Limerick City Centre via the R511.

Property Folio No. is LK28414.

Postal Code V35HV22.

The property comes under the remit of the vacant property refurbishment grant.

ACCOMMODATION

Location	The subject lands are located in the centre of Fedamore Village in Co. Limerick c. 15.4km via the R511 from Limerick City Centre.
Description	The subject property comprises of c. 0.34 hectares site area with an existing single storey house of approximately 55 Sq. M. and outbuildings. The site is rectangular shaped in configuration and level in gradient with c. 77m of road frontage.
Accommodation	Accommodation based on the measurements provided. We understand subject lands comprise of approximately the following areas Folio No. Lk28414 - 0.34 hectares Cottage Residence - 55 Sq. M. Road Frontage - 77 m
Zoning	The subject lands are zoned 'mixed use' and 'existing residential' in the Limerick County Development Plan 2010 - 2016

VIEWING

By appointment only

Contact Negotiator

Geoffrey de Courcy

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