

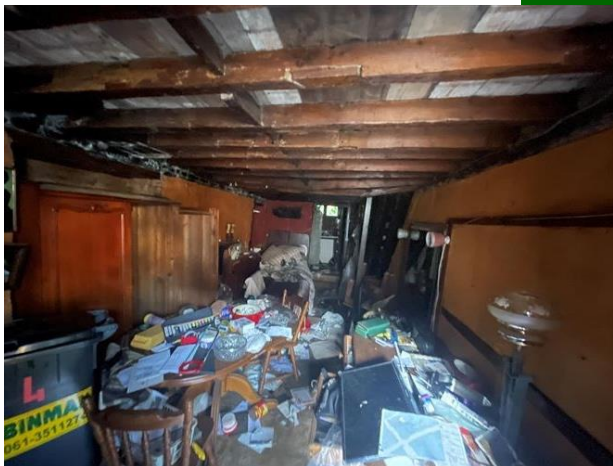


4 Lower Gerald Griffin Street, Limerick



AMV

€30,000



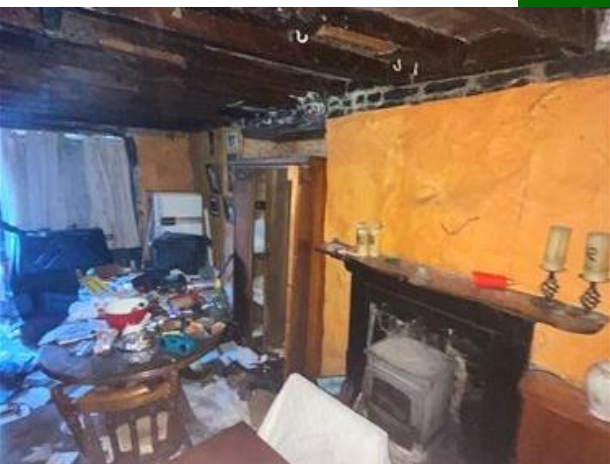
For Sale by Public & Online Auction Wednesday
31st July commencing at 12 noon in our GVM
Limerick City Auction Rooms, 25/26 Glentworth
Street, Limerick



GVM Auctioneers are delighted to present to the market for sale by Public & Online Auction this two storey terrace house located on Lower Gerald Griffin Street, Limerick close to the intersection with Upper William Street. The total ground floor extends to approx. 24.89 sq.m. (268 sq.ft). The accommodation comprises at ground floor living room, bathroom and kitchen. The property is on a site area of approximately 0.003 hectares (0.007 acres). The property is zoned 'City Centre'



The property is only minutes walk to surrounding amenities including the new landmark Courthouse on Mulgrave Street, St. Johns Hospital, CBS & Presentation Primary & Secondary Schools and is also on a bus route to the University of Limerick and employment centres in Castletroy. Though in need of substantial refurbishment, this property offers excellent investment potential. It is our understanding that the structure is unsafe and therefore viewings cannot take place—the property will be sold as is.





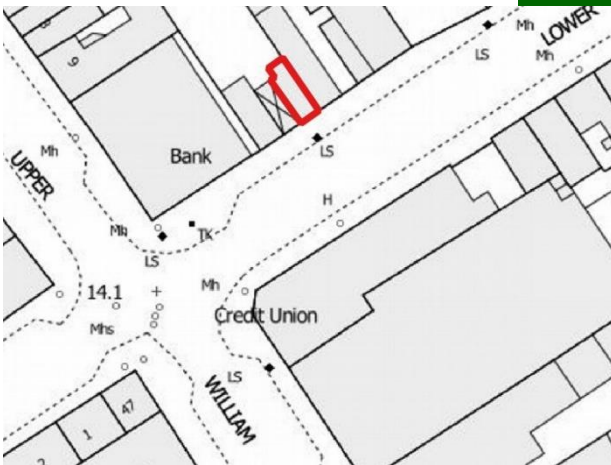
For Sale by Public & Online Auction Wednesday 31st July commencing at 12 noon in our GVM Limerick City Auction Rooms, 25/26 Glentworth Street, Limerick and also online via LSL Auctions. Legal Pack available on request.

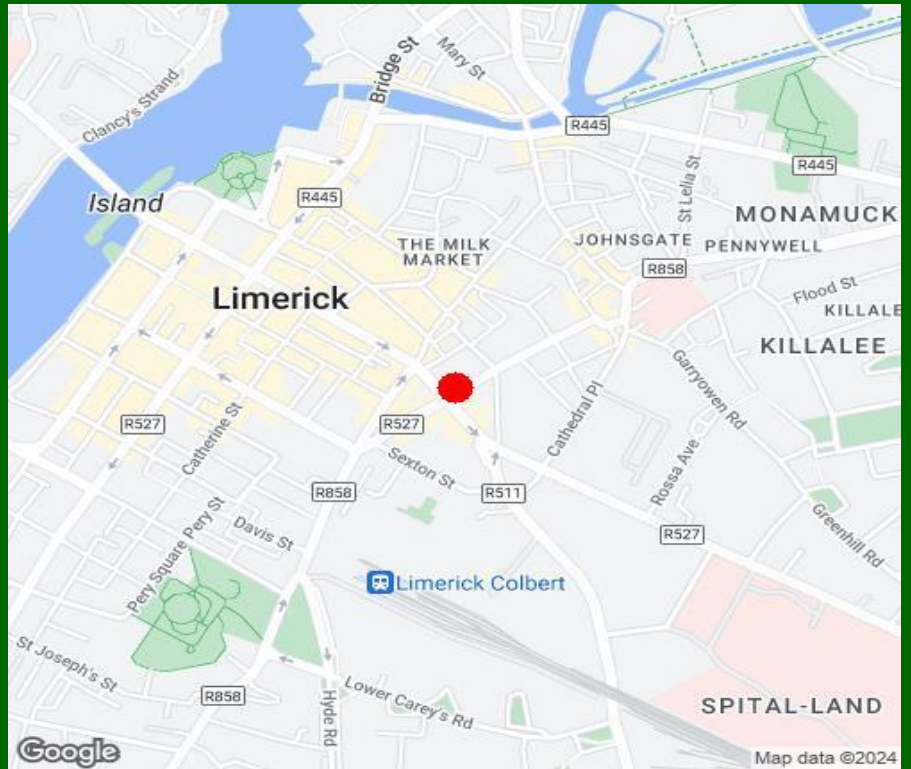
Note - All bidders must pre-register prior to the auction on www.lslauctions.com and pay a bidding deposit.

Solicitors - Leahy Reidy, Park Manor, Upper Mallow Street, Limerick.

This property may be eligible for support from the Vacant Property Refurbishment Grant and the Derelict Top-Up Grant in total of €70,000. Full details on the Vacant Property Refurbishment Grant are available at the Limerick City and County Council website at www.limerick.ie/council/services/planning-and-property/derelict-and-vacant-sites/vacant-propertyrefurbishment.

Queries in relation to this grant may be directed to the Council's Vacant Homes Office at tel. 061-557037





Property Directions:

Insert eircode V94Y01P into your mobile device which will lead you close to this property.

Agent Information:

Contact :- Norma Murphy Mobile :- 087-6529916

Email :- normamurphy@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.

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