



Cappaghcastle, Sixmilebridge, Co. Clare



Guide Price €145,000



For Sale By Private Treaty (on the kind instructions of Reps of Patrick Collins Deceased)



Enjoy all the delights of country living yet one is only a very short distance from all the wonderful amenities associated with Sixmilebridge. This cottage style single storey residence stands on a Circa 1 st acre contained in folio CE 26277 with good road frontage and is ideally located in a very pleasant rural setting.

The elevated plot to the side may have site potential and overall this property offers many options including to develop and extend the existing cottage.



Sheds to the rear. Very spacious and attractive site. Pleasant residential locality. Just 20 minutes drive to Limerick City. Shannon 10 minutes. Ennis 20 minutes.

Attractive price point for first time buyers, right sizers or investors. No chain. Executors sale.

Inspection is highly recommended.



Rooms:

The accommodation comprises:

- Sitting room with an oil fired stove and laminate flooring (4.5m X 3.5m)
- Kitchen with solid fuel stove, tiled floor (4.3m X 3.0m)
- Bedroom 1 (3.0m X 2.0m)
- Bedroom 2 (3.0 X 2.1)
- Shower room recently refurbished (3.0 X 1.8)

Stira to attic area





Features:

- Oil fired central heating
- Solid fuel stoves (2)
- Good external sheds
- Plot to the side may have site potential
- Excellent location just 10 minutes walk from Sixmilebridge and village amenities
- Reasonable decorative condition internally
- Spectacular views to the rear
- Excellent quality housing adjacent
- Great local shopping, sports facilities, cafes, walkways and welcoming hostelrys
- Attractive price point





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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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