

# Main Street

Anglesboro • Co. Limerick • V35 N767



**BER** Pending  
(or exempt)



## 4 Bedroom Family Home

**Guide €175,000**

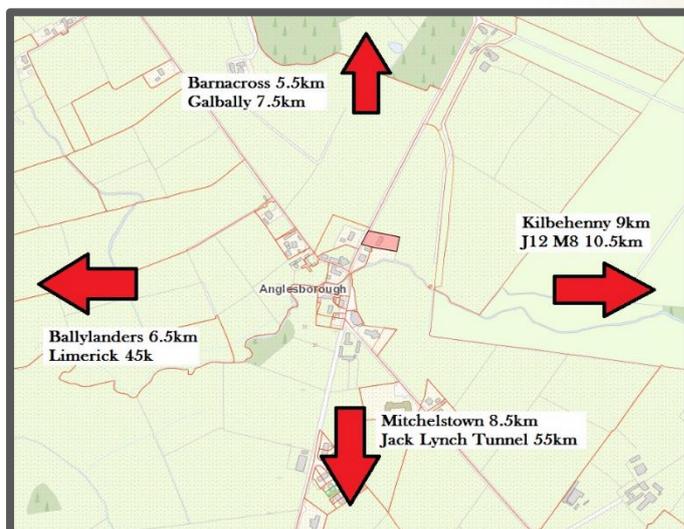
Michael Dorgan Auctioneers & Valuers are delighted to present this rare opportunity to purchase a generous family home offering the opportunity to improve. This 4-bedroom property benefits from an excellent site within walking distance of the shop & school. Located just off the Limerick Rd, 10 minutes from the M8 Motorway & just over 35 minutes from the Jack Lynch Tunnel. Properties in reasonable condition offering the opportunity to improve & add value are uncommon. Viewing recommended & strictly by appointment with sole agent.



## Location:



Located on Anglesboros Main Street, a stones throw from amenities, 10 minutes from Mitchelstown, 15 minutes from Fermoy Unrivalled access to the M8 motorway at Junction 14 (10 minutes), with the property just over 35minutes from the Jack Lynch Tunnel. Despite such convenience the property benefits greatly from the areas scenic countryside & a vibrant community.



Location Map

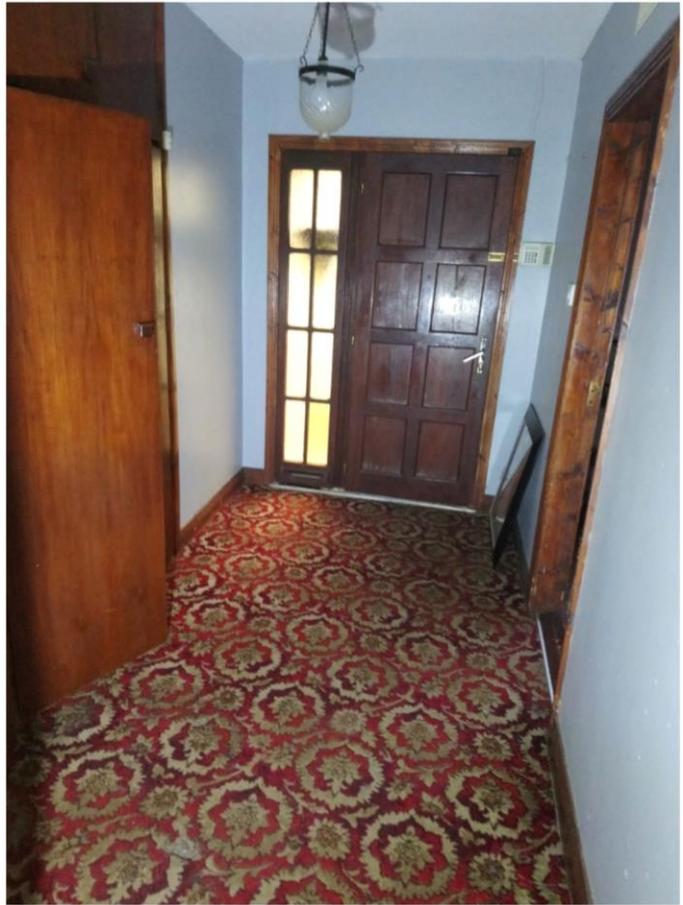
# Accommodation:

## Entrance hallway:

3.40m x 1.75m

(11' 2" x 5' 9")

- Carpet.
- Hot press.
- Light fitting.
- Power points.
- Radiator.



## Bathroom:

3.18m x 1.83m

(10' 5" x 6")

- Ceramic floor tiles.
- Tiled to border.
- WHB & toilet.
- Separate elec shower.
- Bathtub.
- Radiator.

**Livingroom:**

4.22m x 3.73m

(13' 10" x 12' 3")

- Marble open fireplace.
- Timber floor.
- Power points.
- Radiator.



**Kitchen:**

3.18m x 2.97m

(10' 5" x 9' 9")

Wall & floor kitchen units  
with stainless hot/cold sink.

- Integrated double oven.
- Integrated dishwasher.
- Extractor fan & hob.
- Ceramic floor tiles.
- Tiled back splash.
- Power points.

**Dining:**

3.58m x 3.18m  
(11`9``x 10`5``)

Stone fireplace with  
back boiler stove.

- Carpet.
- Power points.
- Radiator.



**Utility:**

2.64m x 1.57m  
(8`8``x 5`2``)

- Plumbed for utilities.
- Power points.



### Bedroom 1:

4.06m x 3.12m

(13` 4`` x 10` 3``)

- Built in wardrobe.
- Radiator.
- Power points.
- Carpet.



ANGLESBORO  
Gleann na gCreabhar  
COMMUNITY CENTRE



### Bedroom 2:

3.91m x 2.69m

(12` 10`` x 8` 10``)

- Built in wardrobe.
- Radiator.
- Power points.
- Carpet.

Gleann na gCreabhar km  
ANGLESBOROUGH 2

### Bedroom 3:

3.12m x 2.74m

(10` 3`` x 9`)

- Radiator.
- Power points.
- Carpet.



**Bedroom 4:**

3,81m x 2.67m

(12`6``x 8`9``)

- Built in wardrobe.
- Radiator.
- Power points.
- Carpet.



**Garage:**

(Attached-off utility room)

5.33m x 2.67m

(17`6``x 8`9``)

- Power points.
- Access to utility room.



# Maps:



# Directions:



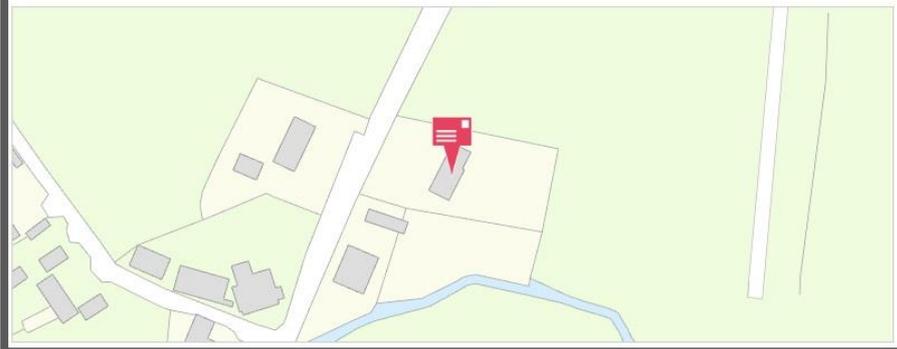
ANGLESBORO

KILMALLOCK

CO. LIMERICK

V35 N767

[Address Query ?](#)



# Terms:



**Guide: €175,000**

This well located property is being offered for Sale by private treaty. Terms are available and to be negotiated on application with agent:

Michael Dorgan Auctioneers & Valuers  
Baldwin Street  
Mitchelstown  
Co. Cork

(025) 85700

Email: [Info@michaeldorgan.ie](mailto:Info@michaeldorgan.ie)

**Viewing:** Strictly by Appointment only.



**BER Pending**  
(or exempt)

**Building Energy Rating**

**BER: pending**

**BER No.**

**EPI: kWh/m<sup>2</sup>/yr**

Full BER Certs & Advisory reports available on request.

The above particulars are issued by Michael Dorgan, Auctioneers & Valuers on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars but the company do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to vendors. These particulars do not form any contract for Sale subsequently entered into.

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