

# REA

# O'CONNOR MURPHY



4 Bedrooms 136 qm (1,033 sqft)

For Sale By Public Auction at The Strand Hotel Limerick on Wednesday,  
25TH SEPTEMBER 2019 the Limerick Strand Hotel, Ennis Road,  
Limerick

68 Ros Fearna,  
Murroe,  
Co. Limerick

AMV €118,000

# AUCTION

## DESCRIPTION

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**FOR SALE BY PUBLIC AUCTION ON WEDNESDAY, 25TH SEPTEMBER 2019 AT THE LIMERICK STRAND HOTEL, ENNIS ROAD, LIMERICK.**

REA O'Connor Murphy are pleased to bring to the market this spacious four bedroom detached property conveniently positioned within the well established estate of Ros Fearna. Outside the property benefits from a tarmac driveway with two car park spaces, a side entrance, enclosed rear garden with patio area and barna shed.

Inside the welcoming hallway accesses the spacious living room, family room, kitchen/dining area and utility room. There is a guest wc under the stairs. Upstairs provides four bedrooms, two double one being the master with an en-suite. The family bathroom completes the first floor accommodation.

Murroe is a small village located in Co. Limerick circa 22km to the east of Limerick City via the R445. Ros Fearna is located off the Ross Fearna Road into The Meadows development. Amenities in the area include Murroe Boher GAA Club, Glenstal Abbey School and local bars and restaurants. Further essential amenities are located in nearby Newport and Limerick City.

This property is being sold with a tenant in situ. Please contact us for further information regarding the present tenancy.

Services: Oil fired central heating. Circa 136 sq.m (1,0464 sq.ft). Double glazed windows and doors.

BER: C2 BER No.111498085 Energy Performance Indicator:199.26 kWh/m<sup>2</sup>/yr

### Features

- Two storey 4 bed detached residence
- Circa 136 sq.m (1,0464 sq.ft)
- Enclosed private rear garden with side gate access
- Circa 9km from Newport and 22km to the east of Limerick City
- Amenities in the area include Murroe Boher GAA Club, Glenstal Abbey School, shops, local bars and restaurants.
- Ideal first time / investment buyer property

## AUCTION REGISTRATION

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To register for the auction you will need to email:

Your name and contact details (email & telephone number) to [auctions@reaocm.ie](mailto:auctions@reaocm.ie) or call our offices on 061-279300.

## REQUIRED DOCUMENTATION

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When attending the auction, you'll need to bring:

- Photo I.D. (such as a passport or driving license)
- Proof of address (such as a utility bill or bank statement)
- Property deposit (cheque /banker's draft for 10% of the purchase price made payable to REA O'Connor Murphy)

If you are unable to make it on the day of the auction, we offer remote bidding over the phone and by proxy. You will need to have registered with us up to 48hrs prior to the auction.

# LAND LORDS

let us take care of every little thing

At REA O'Connor Murphy we understand it takes a lot to run a rental property. That is why our experts take care of every little thing, allowing you the time to fully enjoy the benefits of your investments.

**Call us today to get the most from your rental property.**





## DIRECTIONS

In Murroe take a turn right after Murroe Agri & Fuel Store (on right). Take first left into Ros Fearna housing development.

## AMV

€118,000

DATAROOM ACCESS - Please contact us for access to the dataroom in order to register for the legal pack

## VIEWING

By appointment

REA O'Connor Murphy Chartered Surveyors  
Hibernian House  
Henry Street  
Limerick

T: 061 279300

E: [info@reaocm.ie](mailto:info@reaocm.ie)

I: [www.reaocm.ie](http://www.reaocm.ie)

- All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statement or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them.
- In event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.
- These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
- The vendor does not make or give, the Agent(s) or its staff authority to make or give representation or warranty in respect of this property.
- The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively.  
PSRA Registration No. 001988



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