



Drombeg, Athlacca, Kilmallock,
Co. Limerick, V35 K793



Price on Application

For Sale By Public and Online Auction at
Kilmallock Mart on Friday 12th September at 3
PM. (U.P.S.)

(on the instructions of the owner)

Residential Roadside Farm in the Heart of the
Golden Vale extending to Circa 64 St. Acres.

(Available as an Entire Holding or in Multiple Lots)



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Residential Roadside Farm in the Heart of the Golden
Vale extending to Circa 64 St. Acres.

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This farm is located in the renowned Golden Vale,
celebrated for its fertile soils and rolling landscapes. The
lands which are of excellent quality are all in permanent
pasture and are laid out in easily managed well
sheltered fields. The Morning Star River flows along the
Southern boundary.

The farm contains a considerable amount of road
frontage and is offered in multiple lots. The lands are
serviced with mains electricity and has a well water
supply together with haybarn with lean-tos, open slurry
pit & ancillary out offices.

The residence is a traditional farmhouse which is
maintained in good decorative order throughout.

Lot 1 C. 59.5 St. Acres.

Lot 2 C. 4.5 St. Acres with residence & yard.

Lot 3 C. 64 St. Acres with residence & yard (Entire).

Inspection is highly recommended to fully appreciate
the value and potential of this remarkable holding.

If you wish to bid via online auction register on
www.islauctions.com. Whether attending or bidding
online, you will need to register with GVM Auctioneers
at least 3 days before the sale and pay a bidding
deposit.

Full details on request. Call Richard Ryan on 063 98555
or 087 8067772

Solicitors: Mary Elliott, Maurice Power, Solicitors,
Kilmallock, Co. Limerick.

Rooms:

Entrance Hall - With tiled floor - 13'9" (4.19m) x 7'5"
(2.26m)





Sittingroom - With laminated wooden floor, ornate coving, feature fireplace and solid fuel stove.

16'0" (4.88m) x 13'6" (4.11m)

Kitchen - With tiled floor & splash back, fitted units, integrated oven, hob & extractor, solid fuel cooker - 15'6" (4.72m) x 14'0" (4.27m)

Bedroom No 1 - With built in wardrobe & laminated wooden floor - 10'10" (3.3m) x 9'10" (3m)

Bedroom No 2 - With built in wardrobe & laminated wooden floor - 10'10" (3.3m) x 9'0" (2.74m)

Bedroom No 3 - With built in wardrobe & laminated wooden floor - 9'7" (2.92m) x 7'10" (2.39m)

Bathroom - Fully tiled with jacuzzi bath, toilet, shower cubicle & vanity unit with wash hand basin - 11'0" (3.35m) x 8'0" (2.44m)

Upstairs - Bedroom No 4 - 7'0" (2.13m) x 9'0" (2.74m)

Annex

Room No 1 - 7'10" (2.39m) x 8'5" (2.57m)

Room No 2 - 7'9" (2.36m) x 8'4" (2.54m)

Shower- Room - Half tiled with toilet, shower & wash hand basin - 7'4" (2.24m) x 6'7" (2.01m)

Features:

- Renowned excellent quality fattening land.
- Roadside Holding.
- Frontage to the Morning Star River.
- Well water and ESB connected.
- Within 3 KM of Athlacca





Property Directions:

Co-ordinates 52.474862, -8.636278 or alternatively use Eircode: V35 K793.

Agent Information:

Richard Ryan

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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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