



Bridge Street, Cappamore, Co. Limerick



Guide Price

€100,000



GVM are delighted to introduce to the market this four bedroom two storey residence located in the hub of the hugely popular village which has an abundance of local services and amenities.



Cappamore is located 22km East of Limerick City and approximately 25km North of Tipperary Town. The subject property is located on Bridge Street which is on the main road linking Limerick City to Doon and West Tipperary. Cappamore is situated on the R505 regional road on the banks of the Mulcair River.

The village is overlooked by the picturesque Slieve Felim Mountains and is approximately 22 km from Limerick City and 25 km from Tipperary Town. There are a range of local amenities at your doorstep including primary school, post office, supermarket, community centre, library, sporting amenities and tranquil and peaceful local walkways.

This extensive property is ideal for either residential/commercial/investment or multi unit use. Very attractive price point. Inspection is very highly recommended.

### Rooms:

Entrance Porch

Tiled flooring

Sitting room

Open fireplace. TV point

3.04m (10'0") x 4.08m (13'5")

Kitchen

Fully Fitted kitchen

4m (13'1") x 2.08m (6'10")

Shower room

Partly tiled. Electric shower fitted.

1.05m (3'5") x 3.06m (10'0")

Bedroom 1

Open fireplace. Carpet flooring

3.07m (10'1") x 4.06m (13'4")



#### Bedroom 2

Open fireplace. Carpet flooring.

3.06m (10'0") x 4.06m (13'4")

#### Bedroom 3

Double bedroom with carpet flooring.

3.09m (10'2") x 3.01m (9'11")

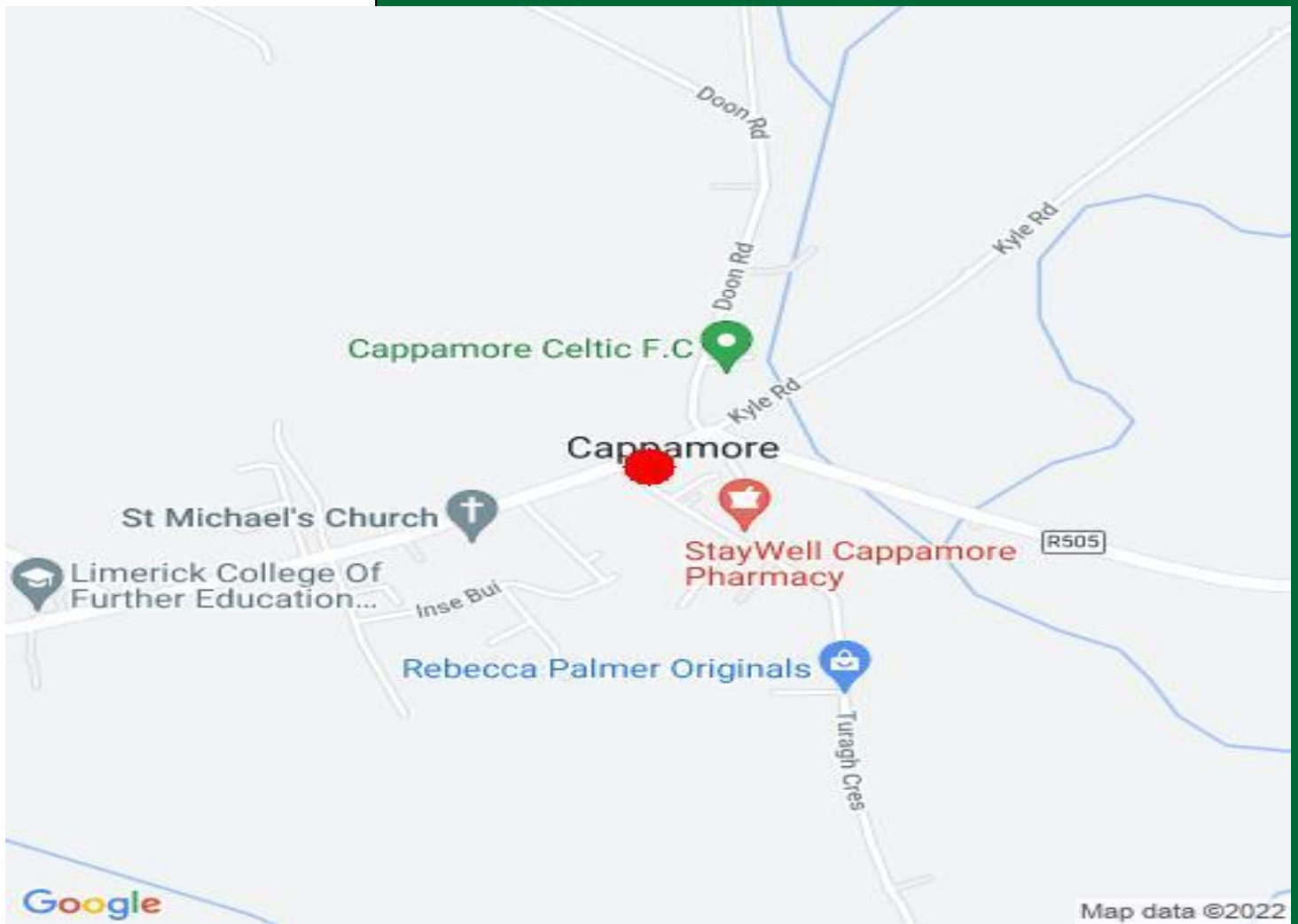
#### Bedroom 4

Double bedroom with carpet flooring

4.03m (13'3") x 2.05m (6'9")

### Features:

- ✓ Just 20 minutes drive from Limerick City
- ✓ Lots of potential here for alternative uses
- ✓ Thriving and very active local community
- ✓ Wonderful nearby sporting amenities
- ✓ 15 minutes drive from Limerick Junction
- ✓ Train Station and Ballykisteen Golf Club
- ✓ Extensive street frontage
- ✓ Good general condition



### Directions:

Enter Eircode V94V8PV to your mobile device to bring you straight to the door of this property. GVM sign erected.

### Agent Information

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