

For Sale
By Private Treaty

Guide Price
€199,000

REA
JOHN LEE



BILBOA BRIDGE

Doon, Co. Limerick.

V94 YA4A

Two Residential Properties on c. 0.22 Ha.

BER E2



reajohnlee.ie

PSRA: 002764



| Location

This property is ideally situated 2.5km from Doon, 4.5km from Cappamore and 25 minutes drive from Limerick City and University. The general area is served by a number of primary and secondary schools with all amenities within easy reach. This is a rolling, rural hinterland setting along the Bilboa River.



| Description

REA John Lee are delighted to present to the market this Unique Property consisting of a 2 Bedroom Bungalow Residence together with a 3 Bedroom Bungalow in need of renovation (grant eligible), standing on c. 0.22 ha. (c. 0.54 acres). It offers an opportunity to renovate a second home/granny flat within a mature site with excellent frontage onto the Bilboa River. The grounds are well presented with mature shrubbery and lawns accessed by a concrete driveway from the public road in a truly idyllic setting.

Accommodation consists of;

Property 1: Entrance Porch, Conservatory, Living room, Kitchen/Dining room, Utility, Bathroom, 2 Bedrooms. Built 1990. Floor area c. 89.79 sq.m.

Property 2: Entrance Hall, Sitting room, Kitchen/Dining room, Bathroom, 3 Bedrooms, Garage. Built 1976. Floor area c. 95 sq.m.



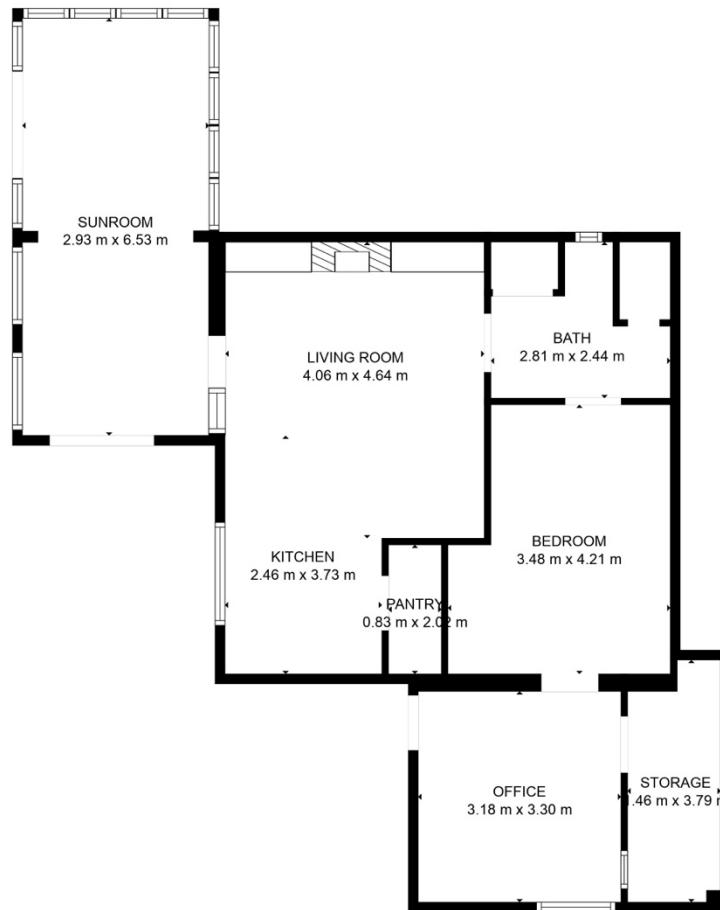
Viewing is Highly Recommended and can be arranged through the agent.

Services include; Mains ESB, Mains Water, Septic tank. Oil Fired Central Heating, All windows are double glazed pvc.

Call 061 378 121

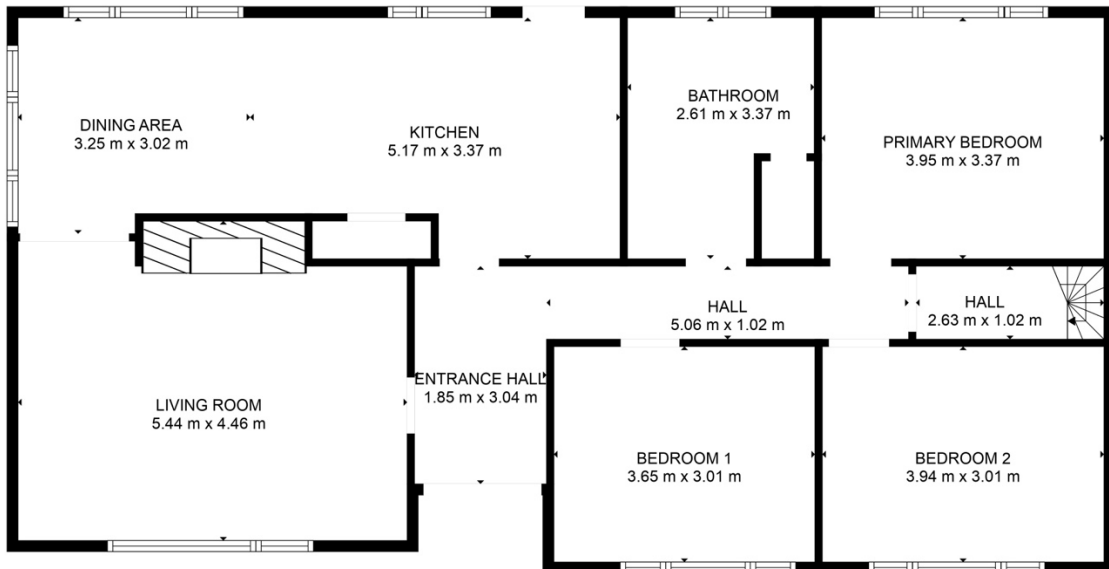


Accommodation



TOTAL: 79 m²
FLOOR 1: 79 m²
EXCLUDED AREAS: STORAGE: 5 m²

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



TOTAL: 95 m²
FLOOR 1: 95 m²
EXCLUDED AREAS: BEDROOM 1: 11 m², HALL: 5 m²

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Not to Scale. For Identification Purposes Only.

| Outside

The exterior of the property is surrounded by mature hedging and trees offering a very private garden area in a peaceful setting along the Bilboa River.

| BER

E2
374.04 kWh/m²/yr
BER No. 104333026

| Viewing

By prior appointment.

| Directions

The property is situated 2.5km from Doon and 4.5km from Cappamore. Eircode: V94 YA4A

| Price

€199,000



| Selling agents

REA John Lee
Main Street,
Newport,
Co. Tipperary.
V94 FC8Y

T 061 378121
E info@reajohnlee.ie
W www.reajohnlee.ie

| Sales agent

James Lee
BSc. Hon's., MRICS MSCSI
Director

T (086) 235 1221
E james@reajohnlee.ie

CONDITIONS TO BE NOTED: The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA John Lee for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA John Lee has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT

reajohnlee.ie PSRA: 002764

