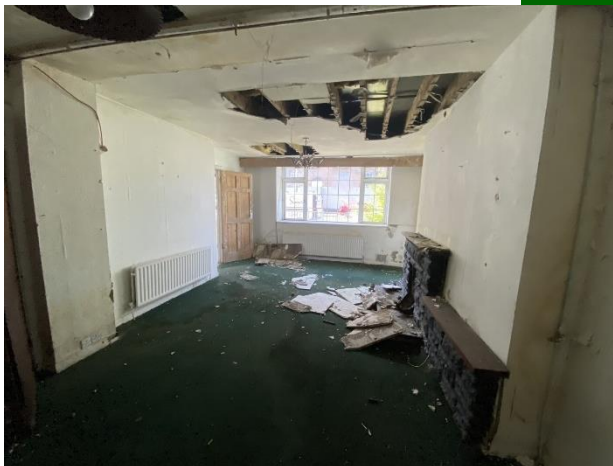




Parkside Clare Street, Limerick



Price on Application
€150,000



For Sale by Public & Online Auction Wednesday
31st July commencing at 12 noon in our GVM
Limerick City Auction Rooms, 25/26 Glentworth
Street



GVM Auctioneers are delighted to present to the market for sale by Public & Online Auction this substantial mid-terrace property which is centrally located on Clare Street, Limerick City less than 1 km from the City Centre and adjacent to the TUS Limerick College of Art & Design. This former guest house known as Parkside B&B is a substantial property comprising an 8 bedroom 5 bathroom house over three floors and a separate two storey mews to the rear with kitchen-living room, ensuite bedroom and independent access & parking from the rear laneway off Lelia Street. The 3 storey house is overall approximately 176.3 sq.m / 1,897 sq.ft and is in need of complete refurbishment with some parts having being exposed to the elements. There is a small enclosed garden to the back of the house which is overgrown. The 2 storey mews to the rear is overall approximately 31 sq.m / 333 sq.ft and is in good repair. There is a door from the garden to the mews building and also from the mews to the laneway leading off Lelia Street. The property is only minutes walk to surrounding amenities including the new landmark Opera Square commercial site which is currently under construction, St. Johns Hospital, the Art College, numerous primary and secondary schools and is

also on a bus route to the University of Limerick and employment centres in Castletroy. Though in need of substantial refurbishment, this property has offers excellent investment potential.

Note - All bidders must pre-register prior to the auction on www.islauctions.com and pay a bidding deposit.

Solicitors - Leahy Reidy, Park Manor, Upper Mallow Street, Limerick.

This property may be eligible for support from the Vacant Property Refurbishment Grant and the Derelict Top-Up Grant in total of €70,000. Full details on the Vacant Property Refurbishment Grant are available at the Limerick City and County Council website at www.limerick.ie/council/services/planning-and-property/derelict-and-vacant-sites/vacant-propertyrefurbishment . Queries in relation to this grant may be directed to the Council's Vacant Homes Office at tel. 061-557037.



Rooms:

Accommodation for Main House

Main House

Ground floor- Entrance hallway- Kitchen / Dining room and Living room.

1st Floor Return (to rear) - Room with ensuite (derelict)

Hallway to Lobby area.

1st Floor (front) -

2 rooms one with wc and shower

Bathroom

Top Floor return (Rear)

1 room

Bathroom

Top Floor front -

3 rooms

Bathroom.

Accommodation Mews

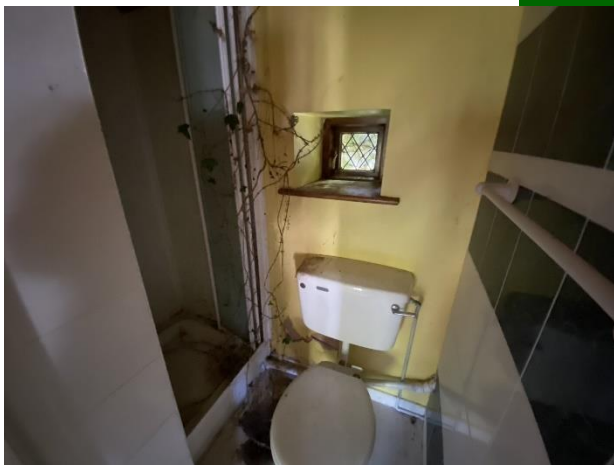
Mews :- Ground Floor

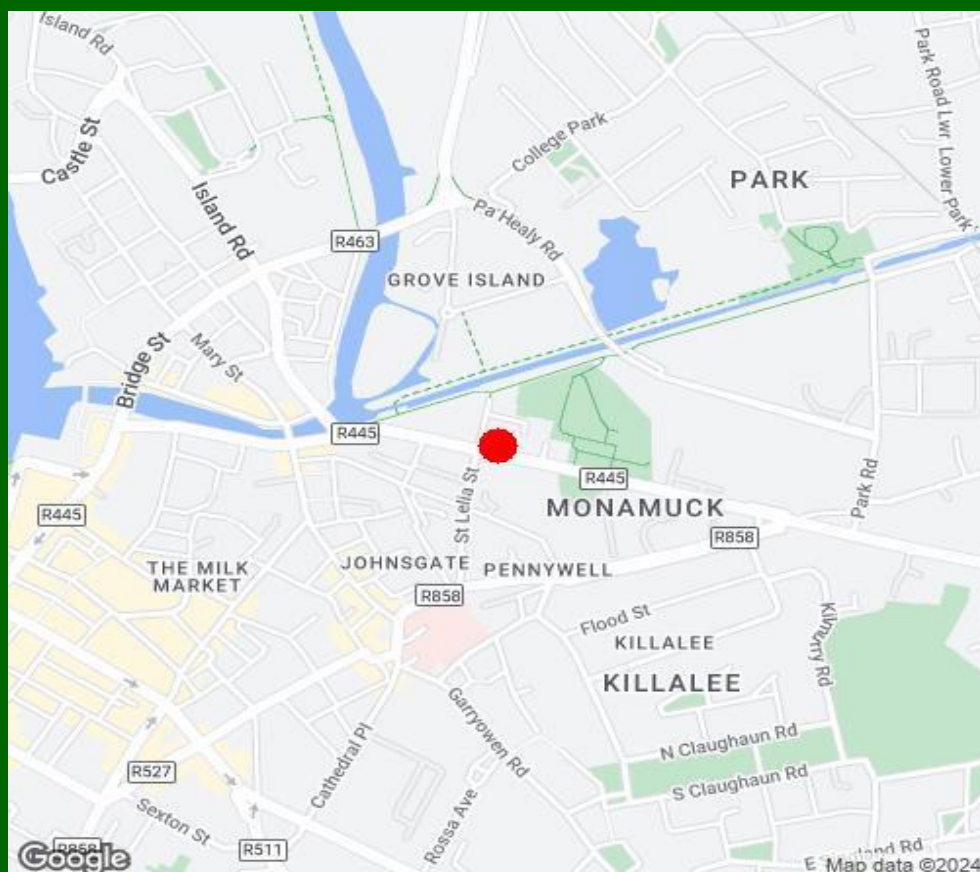
Kitchen - Living - Dining 3.98 X 3.90m

1st Floor -

Bedroom 3.92 X 3.51m

Ensuite 1.08 M X 1.69m





Property Directions:

Enter Eircode V94T9NX to your mobile device to direct you straight to this property.

Agent Information:

Contact :- Norma Murphy Mobile :- 087-6529916

Email :- normamurphy@gvm.ie

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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