



Property Description

- For Sale by Public Auction (on the kind instructions of the vendors)
- A Prime residential roadside holding extending to circa 43 st acres.
- Auction on Friday 26th July at 3pm in our Limerick City Auction Rooms (unless previously sold), 25/26 Glentworth Street, Limerick.
- This property is situated just 1.5 kilometres south of the hugely popular tourism and picturesque village of Adare. The lands are truly in superb quality, laid out in easily managed divisions and well watered and fenced. There is a piped and natural water supply. Frontage to the main Limerick/Killarney Road.
- The bungalow residence thereon is in need of repair but offers huge potential. Beautiful mature woodland surrounds. Inspection of this magnificent and ideally located property is very highly recommended.



Solicitors: Harrison O Dowd, Solicitor, Estuary House, Henry Street, Limerick.

Sole Selling Agents: GVM Auctioneers, 25/26 Glentworth Street, Limerick.

Full details Contact: Tom Crosse on 087-2547717 or John O'Connell on 087-6470746.



Location/Direction

Travelling from Limerick City proceed out to Adare Village and continue straight through on the N21 for approximately 1.5 kilometres. This property is located on the right hand side of the main road. GVM sign thereon.

Nearest Village, Adare:

This property is situated in very close proximity to the heritage village of Adare recognised as one of the prettiest villages in the country boasting a very high volume of tourist traffic and located just 15 km west of Limerick City.

The village population is estimated at 2,600 with a street scape of enormous character well serviced with Hotels, Restaurants, Golf Courses, Shops, Boutiques and tourist associated retail houses. The recently developed and already renowned 5 Star Adare Manor Resort is adding to the growing reputation of this much sought after area.

The subject property is located approximately 1.5 km south of the village with frontage to the Limerick/Killarney Road (N21). Croagh Village is just 5 minutes Drive.

Details of Property Accommodation

Entrance hallway

Kitchen / Dining area

Sitting room

3 x Bedrooms

Bathroom

Note: Residence in need of renovation and refurbishment.



Viewing Details

Contact: **Tom Crosse** on **087-2547717** or **John O'Connell** on **087-6470746**

Disclaimer: These particulars are given on the strict understanding that they will not form part of any contract. Whilst every care has been taken in preparing these particulars no responsibility is taken for any inaccuracies or errors.

All enquiries and negotiations through GVM Auctioneers only.



**The Property
Registration Authority
An tÚdarás
Clárúcháin Maoine**



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Ní fheadar na hionannaima léarscáilí príobháide arna fhaid ó www.landdirect.ie a úsáid ach chun críochas eolais amháin.

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The registry operates a non-conclusive boundary system.

The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent. (See Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.

Féidhinníomra Clárúcháin na Tálún córas teorann neamh-díochloíte. Athníomraí Mapa na Clárúcháin maoine, nach ionann agus teorannneacha, rud a chiallaíonn nach bhfuil an cur síos ar thalamh i gclár ná a hainníochtú do mhapa clárúcháin cinntitheach maidir le teorannneacha ná faoi singile. (Féach Ait 85 den Acht um Clárú Teidil, 1964). Mar a ionadúidh ag Ait 62 den Acht um Clárú Gníomhas agus Teidil 2006.

