



Cahernagh Lodge, Deebert, Kilmallock, Co. Limerick. V35 NF43.



**Guide Price €275,000**

Derelict residence in need of complete renovation and refurbishment but offers great potential with its unrivalled location.





Derelict residence in need of complete renovation and refurbishment but offers great potential with its unrivalled location. The residence rests on a C. 4 St. Acre site and is situated within walking distance of the popular town of Kilmallock where you will find all your essential services. Accommodation comprises of; Entrance Hall, kitchen, sitting room, living room, pantry, 4 bedrooms and bathroom. There are also a number of out offices that are also in need of refurbishment. Contact Richard Ryan on 087 8067772.

#### **Rooms:**

##### **Entrance Hall**

11'2" (3.4m) x 8'0" (2.44m)

##### **Bedroom No. 1**

Feature Fireplace

12'8" (3.86m) x 17'0" (5.18m)

##### **Bedroom No. 2**

17'7" (5.36m) x 10'6" (3.2m)

##### **Sittingroom**

17'0" (5.18m) x 14'1" (4.29m)

##### **Bathroom**

6'6" (1.98m) x 9'10" (3m)

##### **Living Room**

Brick Fireplace

14'10" (4.52m) x 14'0" (4.27m)

##### **Kitchen**

20'8" (6.3m) x 8'0" (2.44m)

##### **Pantry**

8'0" (2.44m) x 8'0" (2.44m)



## Upstairs

### Bedroom No. 3

14'4" (4.37m) x 12'8" (3.86m)

### Bedroom No. 4

7'10" (2.39m) x 9'0" (2.74m)

## Features:

- C. 4 St. Acre Site
- G BER



### Property Directions:

From Kilmallock town centre turn left onto the R515 road and take the next left towards Deebert House Hotel. The property will be located on the first right after the Hotel. Co-ordinates: 52.401469, -8.571682 or alternatively use Eircode: V35 NF43.

### Agent Information:

**Richard Ryan**

**richardryan@gvm.ie**

**Tel: 087 8067772**

#### 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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**PSRA Number: 002030**