INVESTMENT

POWER & ASSOCIATES

No. 27 Adare Golf Villas,
Adare
Co. Limerick

FOR SALE BY PRIVATE TREATY

- **Investment opportunity to purchase within the prestigious Five Star Adare Manor & Golf Resort.**
- **Stunning Holiday Home comprising of a bright and spacious open plan living area with fully fitted kitchen, dining, sitting and sunroom. There are 3 no. double bedrooms (all ensuite) located on the First Floor.**
- **Finished to a very high standard, the properties within The Villas, have traditionally returned excellent rental.**
- **Set within the grounds of Adare Manor and stretching along the magnificent 18 hole parkland golf course, No. 27, is within easy access of the wonderfully popular and buzzing village of Adare and all its facilities and is just a 15 minute drive from Limerick City.**
- **The Villas is a small development of terraced holiday homes located to the rear of the golf course club house and is a short walk from the Manor, location and an unrivalled luxury offers huge appeal to visitors.**

tel: +353 61 318 770
www.powercs.ie

LOCATION

Adare is a vibrant and bustling village of Co. Limerick. It is positioned approximately 20km south of Limerick City and can be accessed via M20 / N21.

Adare is primarily a tourist village with tourism being its main industry. A number of hotels and guesthouses are located in the village and surrounding areas to include Adare Manor, Dunraven Arms and Fitzgerald Woodlands House Hotel.

The subject property, known as 27 Adare Golf Villa, is located less than 1km from Adare Village. It is set within the grounds of Adare Manor and stretching along the magnificent 18 hole golf course. The villas is a small development of terraced holiday homes located to the rear of the golf course club house and is a short walk from the Manor.

The Local Authority for the subject area is Limerick County Council.

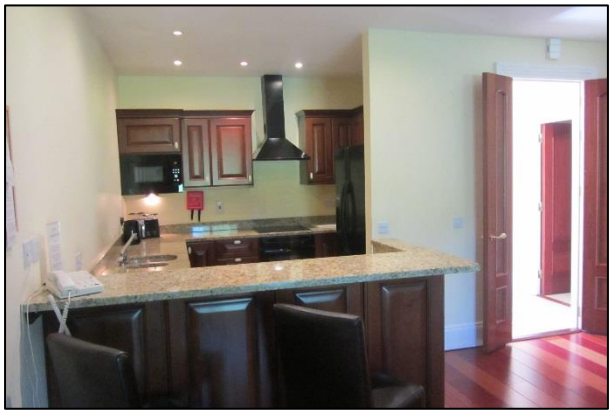
DESCRIPTION:

The subject property comprises of a mid-terrace Holiday Home. It is laid out to provide a bright and spacious open plan living area with fully fitted kitchen, dining, sitting and sunroom, laundry room, bathroom and study on the ground floor. There are 3 no. double bedrooms (all ensuite) located on the First Floor.

There are open plan gardens to the rear of the property and communal car parking to the front of the property.

The property is heated via electric storage heating and there are double glazed uPVC windows throughout.

Note:
The Proposed Purchaser shall be deemed to purchase with full notice of the actual state and condition of the property in all respects as to the quality, state of repair, means of approach, access to light, location and suitability of all and any services to the property including, but not limited to, drainage, foul sewer, water mains and all utilities and rights of adjoining owners and occupiers as to boundary walls and fences or otherwise howsoever and shall take the property as it is in all respects. It is agreed that the property is being sold to any proposed purchaser in its existing condition and state of repair.



TITLE
Details available on request.

ZONING
The subject property is located in an area zoned "Special Control Area" under the Adare Local Area 2015 – 2021

BER RATING
BER B2

BER No: 107071235 Energy performance Indicator: 124.81 kWh/m^2/yr

SERVICE CHARGES
Details available on request.

VIEWING
Strictly by appointment with the sole agents Power & Associates

QUOTING PRICE
€295,000

CONTACT

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