

RESIDENTIAL PROPERTY

MOORE STREET
CAPPAMORE
CO.LIMERICK

POWER
PROPERTY

FOR SALE BY PRIVATE TREATY

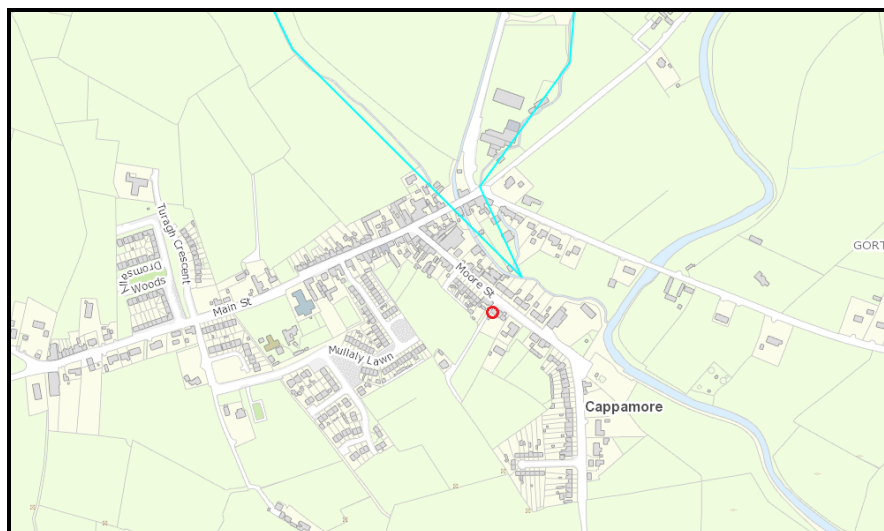


- 2 no. Semi Detached Derelict Units extending to approximately 3,685 sq. ft (342.4 sq. m.)
- Located in the Village centre which has an abundance of local services and amenities
- Located 22km East of Limerick City and approximately 25km North of Tipperary Town.

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

LOCATION.

The subject property is located on Moore Street, Cappamore, Co. Limerick. Cappamore is a village South East of County Limerick. Cappamore is situated on the R505 regional road, on the banks of the Mulcair River. The village is overlooked by the Slieve Felim Mountains and is approximately 22km from Limerick City and 25km from Tipperary Town.



DESCRIPTION:

The subject property comprises 2 no. semi-detached two storey houses extending to an approximate gross floor area of 3,685 sq. ft (342.4 sq. m), we understand that the total site area extends to approximately over .075 hectares (.19 acres) The property is in need of complete refurbishment works.

ACCOMMODATION:

The approximate gross floor area of the property is as follows:

Description:	Area Sq. Ft	Area Sq. M
Moore Street Cappamore, Co. Limerick	3,685	342.4

TITLE

Freehold

Zoning

Not Applicable

QUOTING PRICE

Details available on application

VIEWING

Strictly by appointment with the sole agents
Power Property

CONTACT

Naomi Power tel: +353 061 318770
Brid Walsh tel: +353 061 318770

email: naomi@ppg.ie PSR: 001297 – 001345
email: brid@ppg.ie PSR: 001297 –006673

Disclaimer Policy:

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm.

Power Property and the Vendor/Lessor give notice that:

- These particulars do not constitute any part of an offer or a contract.
- All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor.
- None of the statement contained in these particulars as to this property are to be relied on as statements or representations of fact.
- The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misperception shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor /Lessor or the Purchaser/Tenant.
- Neither the Vendor/Lessor nor Power Property nor any person in their employment has any authority to make or give any representation or warranty in relation to the property.
- Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.



PSRA Licence No: 001297

Commercial & Residential Property Consultants • Estate Agents • Chartered Valuation Surveyors
Limerick: 51 O'Connell Street, Limerick V94HPH9 • tel:+353 61 318 770 • email: limerick@ppg.ie
Galway: 16A Sandyford Business Centre, Bohermore, Galway, H91 KV91 • tel: +353 91 567 331 • email: galway@ppg.ie
Athlone: 17A Mardyke Street, Athlone, Co. Westmeath N37W567 • tel: +353 90 648 9000 • email: athlone@ppg.ie