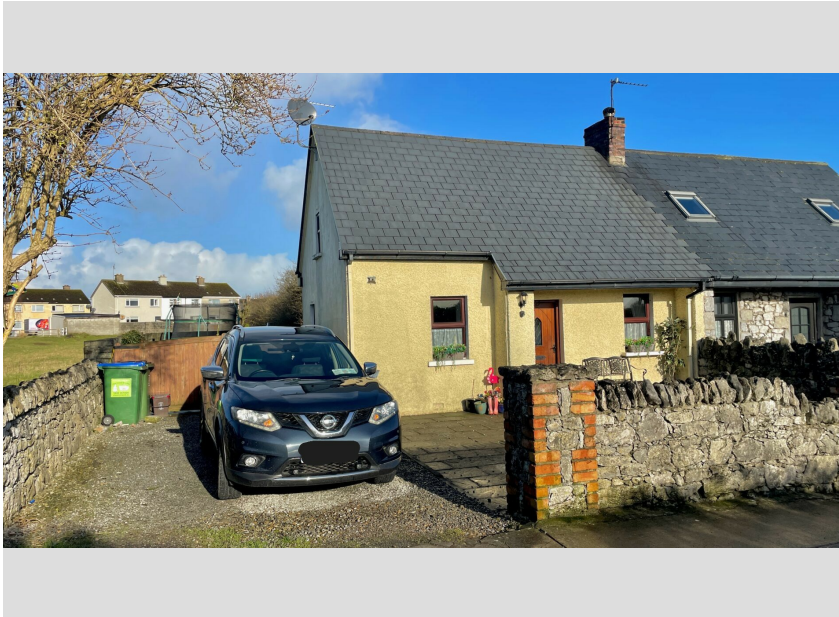


DNG Declan Woulfe
Main Street
Abbeyfeale
Limerick
t: 068 32141
email: property@woulfe.ie

Clounreask, Askeaton

Starting Bid: €147,500.00



For sale by DNG Declan Woulfe via the [iamsold](https://www.iamsold.ie) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsold.ie](https://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We bring to the market this centrally located, cosy 2 bedroom semi-detached cottage extending to on the outskirts of Askeaton.

To the front and rear of the property, there is an enclosed wall boundary with a low maintenance patio area, along with a garden shed and gravel and chip driveway.

Accommodation comprises of a living room, kitchen, utility, two bedrooms and a family bathroom.

The property is ideally located within walking distance of all amenities, including primary & secondary schools, bus stop, sports clubs, supermarket, pubs etc. Perfect for commuters as it lies 27km south of Limerick City.

Highlights

Oil & Solid Fuel Heating
Septic Tank
Mains Water
Side Access Gates
Patio area at front and rear
Garden Shed
Front and Rear Boundary Wall
Gravel and Chip Driveway
Walking distance to town centre and amenities

Youtube Link (copy and paste the following link)
<https://youtu.be/T2PDflh3BII?si=vGPc30JcmhOyvGQP>

Matterport VR Tour Link (copy and paste the following link)
<https://my.matterport.com/show/?m=XsQYsTTJv6e>

To access the legal pack, please copy and paste the link below

<http://www.iamsold.ie/properties/d2c7f123eb4f4c0e90b5ed162d671075/auction-pack>

TO VIEW OR MAKE A BID Contact DNG Declan Woulfe or iamsold, www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.