

Rowan Fitzgerald Auctioneers
Unit 1
Belfield House
Ennis Road
Limerick
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3 Saint Mary's Place, Island Road, Limerick City

Starting Bid: €235,000.00



For sale by Rowan Fitzgerald Auctioneers 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.

3 St. Mary's Place is located just off the Island Road to the rear of St. Mary's Cathedral and is also adjacent to King John's Castle which is a lively tourist area of the city.

Number 3 benefits from being in walking distance of Limerick City Centre and its associated services and amenities.

This property would make an ideal starter home or for those looking to downsize and be located close to the city centre.

The immediate area has seen tremendous investment and is home to businesses such as Katie Dalys and Treaty City Brewery, with popular bars and restaurants such as The Locke & Locke Burger as well as The Curragower all within close walking distance. Limerick City and all its amenities are on one's doorstep.

The property benefits from being in close proximity to local national second and third level educational facilities such as Technological University of the Shannon (Limerick Institute of Technology), University of Limerick 5.2km, St Marys National School(immediately adjacent), Ardscoil Mhuire Secondary School 1km to name but a few.

No 3 will appeal to those looking to get a foot on the property ladder that doesn't have the high maintenance needs of gardens and is within walking distance to a host of services and facilities.

This home comes to the market highly recommended and must be viewed to be fully appreciated. For more information or to arrange a viewing, please call Rachael on 061-279423.

Highlights

Excellent location close to amenities
Spacious 3 double Bedroom & 1 Bathroom
PVC Double Glazed Windows.
Gas Fired Central Heating.
Excellent decorative state throughout.
Quiet cul de sac location.
Within walking distance of Limerick City Centre
Off street parking.
Built c.1950
BER C3 / BER No: 112215652
Energy Performance Indicator: 204.11 kWh/m2/yr

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

<http://www.iamsold.ie/properties/7e675619e97f4eb8847f580349cfff9c/auction-pack>

TO VIEW OR MAKE A BID Contact Rowan Fitzgerald Auctioneers 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.