

For Sale
By Private Treaty

Guide Price
€POA

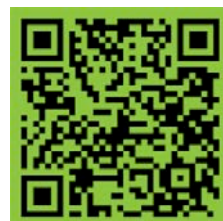
REA
JOHN LEE



EYON

Murroe, Co. Limerick.
V94 CF43

3-Bed Bungalow on 9.6 acres



reajohnlee.ie

PSRA: 002764

| Location

This property is situated a short distance from Cappamore village on the R505. It is easily accessible to Limerick City. The National Technological Park is 30 minutes by car, while the area is served by a number of primary and secondary schools.

| Description

REA John Lee are delighted to bring to the market this 3 Bedroom Residence on c. 9.6 Acres with Huge Potential. The property is adjacent to an existing quarry and may have valuable gravel/limestone deposits. This opportunity presents a project with serious promise. This 3-bedroom home, while in need of renovation, sits on approx. 9.6 acres of elevated land with potential and is perfect for the right buyer with vision. Ideally located just 3.5km from Cappamore on the Limerick road, and adjacent to an operational quarry — this property offers both convenience and exciting development potential. Full details from the agent. ✨ Whether you're looking to restore a charming countryside home or explore the land's hidden resources, this is one opportunity you won't want to miss! ☎ Full details from the agent – get in touch today.

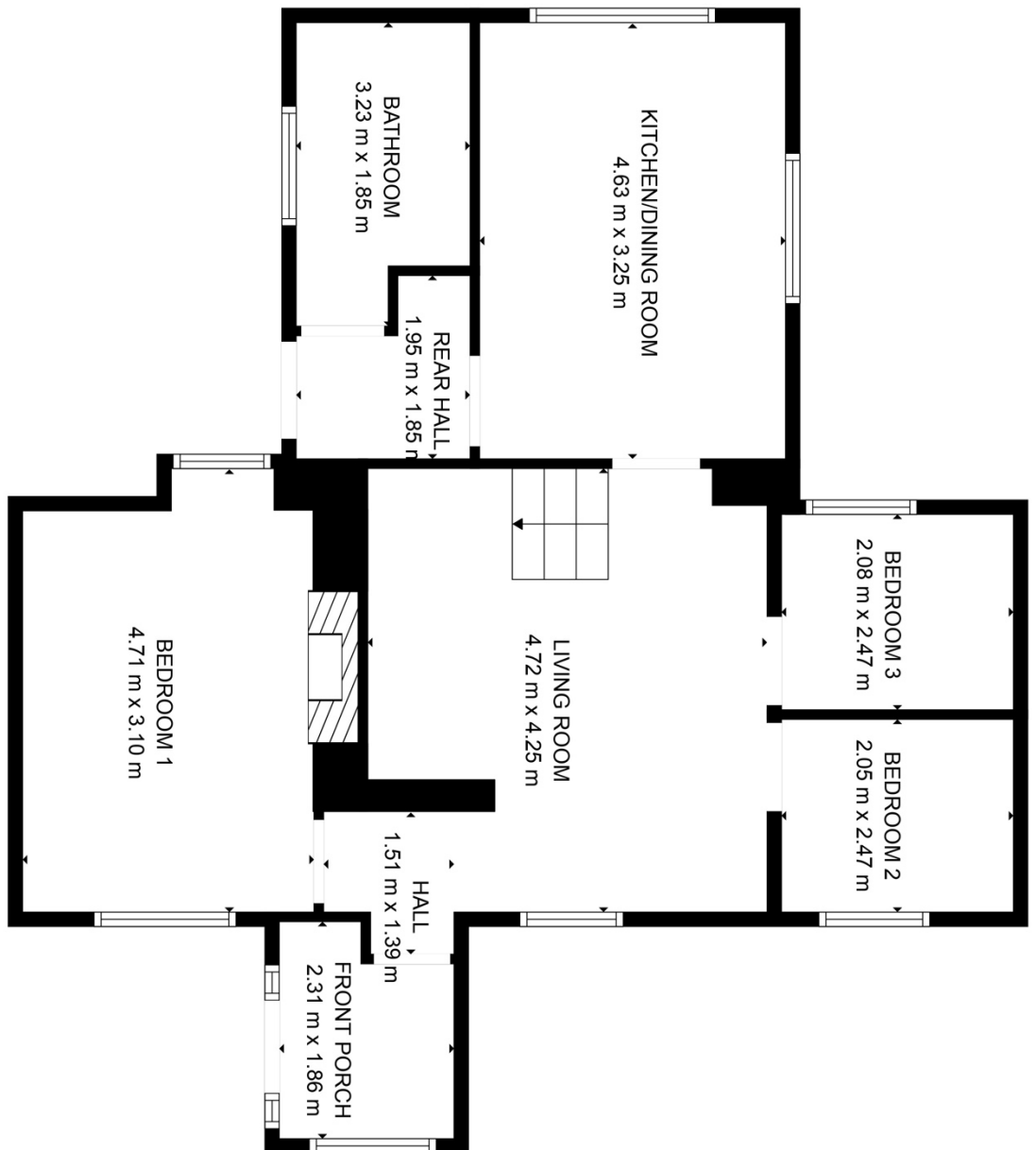
Services include; Mains ESB, Mains Water, Septic tank. All windows are single glazed.

Built c. 1920 Floor Area c. 1,271 sq.ft.

Call 061 378 121



Accommodation



TOTAL: 77 m²
FLOOR 1: 77 m²

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Outside

There is a detached shed to the one side with an older style hayshed to the rear.

BER

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1362.25 kWh/m²/yr
BER No. 118505759

Viewing

By prior appointment.

Directions

V94 CF43

Price

€POA



Selling agents

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CONDITIONS TO BE NOTED: The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA John Lee for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA John Lee has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT

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