

**FOR SALE**

**Detached Cottage Ballyroe Lower, Kilfinnane,  
Kilmallock, Co. Limerick.**



Paul O'Driscoll Auctioneer, Valuer and Property Consultant is delighted to present this well located detached roadside cottage. New to the market, the property stands on approx. 0.53 hectares (1.309 acres) The property is located on the edge of Kilfinnane on the Kilmallock Road. We are offering the property for sale in one or three lots:

- Lot One: Cottage on entire 0.53 hectares (1.309 acres).
- Lot Two: Cottage on 0.129 hectares (0.309 acres)
- Lot Three: One-acre site 0.408 hectares (1.00 acres).

This is an ideal opportunity for a redevelopment of the existing cottage and build a detached second residence on the adjoining plot (subject to planning).

**Kilfinnane:**

The village of Kilfinnane is 20 mins north west of Mitchelstown and the Dublin Cork Motorway (M8) Limerick city is only 40 mins drive and the town of Kilmallock is only a 10 min drive.

**VIEWINGS**

Viewing of this home comes highly recommended and is strictly by prior appointment. Please contact Paul O'Driscoll to arrange a viewing.

**SALE PRICE**

€90,000.

**DIRECTIONS**

From the village of Kilfinnane take the Kilmallock road for approx.. half mile and the property is on your right indicated by a Paul O'Driscoll For Sale Board.



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