

**For Sale**  
By Private Treaty

Guide Price  
**€140,000**

**REA**  
**JOHN LEE**



## KILLINURE

Boher, Co. Limerick.

V94 CVX5

3 Bedroom Detached – on c. 0.6 acres

**BER** **G**



[reajohnlee.ie](http://reajohnlee.ie)

PSRA: 002764





## | Location

This property is situated adjacent to Killinure National School and is within easy reach of the University of Limerick, only 20 minutes outside Limerick City with easy access to the N24 and M7 road network. The area is served by a number of primary and secondary schools. Murroe 6km.

## | Description

REA John Lee present to the market this Ideally Situated 3 Bedroom Cottage Residence in a prime location adjacent to Killinure National School. The property requires modernisation throughout yet occupies a spacious site c. 0.6 acres and has the benefit of mains water, electricity, septic tank and oil fired central heating. It is located only 15 minutes from Limerick City centre and in close proximity to the N24 (Tipperary Road). Full Details from the agent.

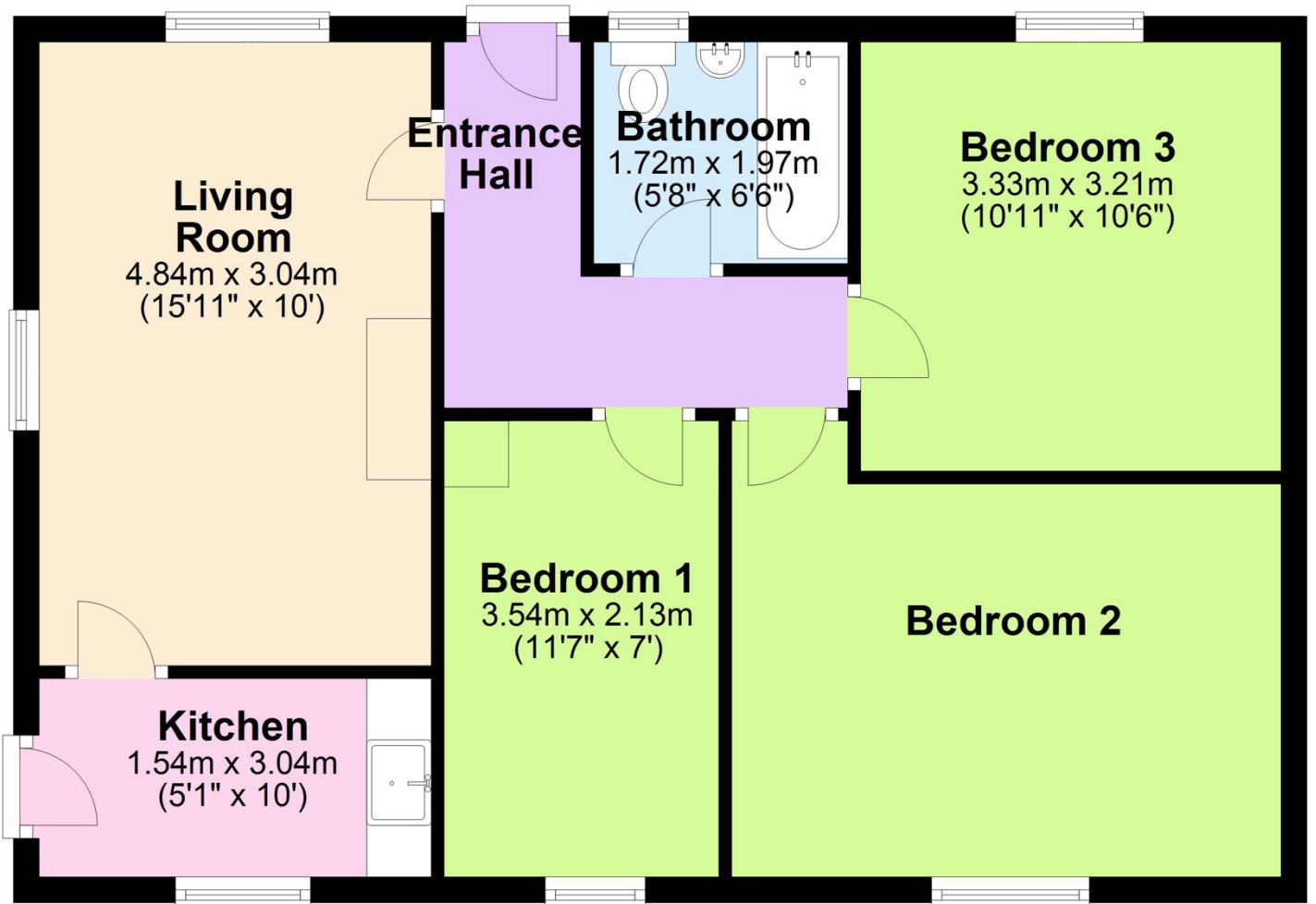
Services include; Mains ESB, Mains Water, Oil Fired Central Heating, Septic tank. All windows are single glazed.

Built c. 1960. Floor Area c. 60 sq.m.

**Call 061 378 121**

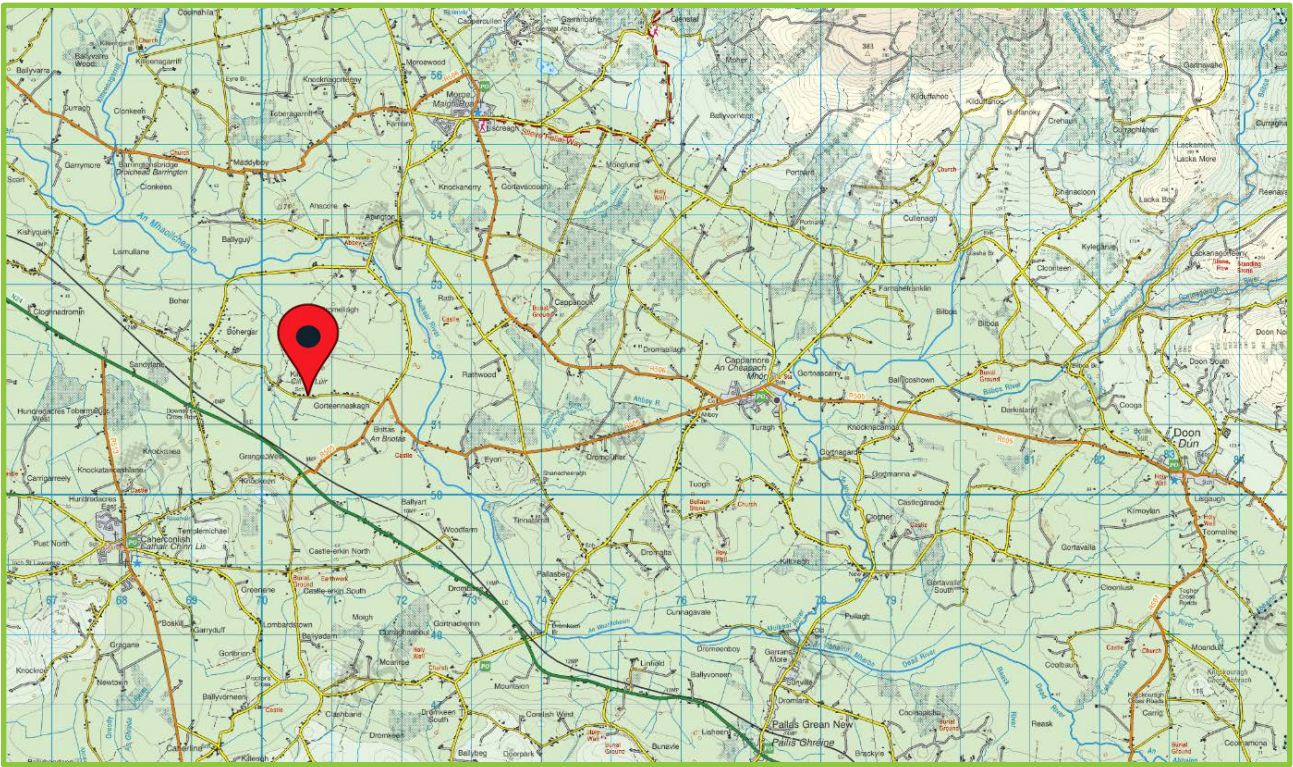


## Ground Floor



For Identification Purposes Only. Not to Scale.  
Plan produced using PlanUp.





## | Outside

Spacious garden area to the front and rear with detached boiler house.

## | BER

G  
503.38 kWh/m<sup>2</sup>/yr  
BER No. 117026930

## | Viewing

By prior appointment.

## | Directions

Proceed to Killinure National School. The property is immediately adjacent with sign thereon.  
Eircode: V94 CVX5

## | Price

€140,000



## | Selling agents

REA John Lee  
Main Street,  
Newport,  
Co. Tipperary.  
V94 FC8Y

T 061 378121  
E [info@reajohnlee.ie](mailto:info@reajohnlee.ie)  
W [www.reajohnlee.ie](http://www.reajohnlee.ie)

## | Sales agent

James Lee  
BSc. Hon's., MRICS MSCSI  
Director

T (086) 235 1221  
E [james@reajohnlee.ie](mailto:james@reajohnlee.ie)

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