

**Arthur & Lees Auctioneers**  
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## **46 Léim An Bhradáin, Gort Road, Ennis**

### **Starting Bid: €120,000.00**



NB: This property is not available to owner occupy. The property is currently rented to the Council on a 20 year lease as of 01st December 2015. The current rent is c. €810 per month / c. €9,720 per annum.

For sale by Arthur & Lees 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.

Léim an Bhradáin is a well-established residential development situated just off the Gort Road on the outskirts of Ennis town centre. The location offers an excellent balance of convenience and privacy, making it an ideal setting for modern living.

Ennis town centre is within comfortable walking distance, providing easy access to a wide range of amenities including shops, cafés, restaurants, schools, and leisure facilities. LIDL supermarket is literally on your doorstep in addition to The River Lodge Health Club.

Léim an Bhradáin benefits from superb transport links, with immediate access to the Gort Road and the nearby M18 motorway, ensuring straightforward commuting to

Shannon, Limerick, Galway, and Shannon Airport.

This established and sought-after neighbourhood is popular with owner-occupied and investors alike, offering a convenient location combined with a mature residential development close to all that Ennis has to offer.

TO VIEW OR MAKE A BID Contact Arthur & Lees Auctioneers or [iamsold](http://iamsold.com), [www.iamssold.ie](http://www.iamssold.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](http://iamsold.com) 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.