

**Rowan Fitzgerald Auctioneers**  
**Unit 1**  
**Belfield House**  
**Ennis Road**  
**Limerick**  
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## **7 Cornmarket Villas, Limerick City**

### **Starting Bid: €195,000.00**



For sale by Rowan Fitzgerald Auctioneers via the iamsold 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.

We are delighted to present this charming two-bedroom, ground floor apartment at No. 7 Cornmarket Villas, this property offers an unbeatable location just steps away from the vibrant pulse of Limerick City Centre.

Currently owner-occupied, this property will appeal to both first-time buyers and investors alike.

The well-laid-out accommodation comprises of:

Living Space

A light-filled, open plan kitchen and living area.

Bedrooms

Two spacious double bedrooms, including a master suite with custom built-in wardrobes

## Bathroom

A modern, recently re-tiled main bathroom

## Key Highlights

2 Double Bedroom- 1 Bathroom

Ground Floor Apartment

Bright open-plan kitchen/living area

Double-glazed windows

Gas heating

BER rating C2 / BER No 106384563

No Rent Cap

Walking distance to a host of amenities

Dual access (front and rear) and a dedicated parking space

Energy Efficient living with gas heating, double glazed windows and a strong BER rating.

Prime location within walking distance of the Milk Market and other local amenities.

Copy and paste below link for virtual tour

<https://youtu.be/mMHRDHNHuf8?si=hGZs0AvTxXyzBTJO>

This apartment is presented in good condition and is sure to generate strong interest. Early viewing is highly recommended.

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

<http://www.iamsold.ie/properties/71715605b6264506893bf8dec9681d1e/auction-pack>

TO VIEW OR MAKE ABID Contact Rowan Fitzgerald Auctioneers or [iamsold](http://www.iamsold.ie), [www.iamsold.ie](http://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](http://www.iamsold.ie) 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.