

22 Sheares Street, Kilmallock

Starting Bid: €170,000.00



For sale by Carroll Auctioneers via the [iamsold](https://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. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Nestled in the historic town of Kilmallock, this three-bedroom townhouse offers the perfect balance of convenience and low-maintenance living.

Located on Sheares Street, this property is within walking distance of all amenities you could ever need, including shops, schools and public transport.

Whether you are a first-time buyer, a downsizer, or someone who simply loves the buzz of town life, this home is for you.

The property offers the following accommodation:

Entrance Hall: 1.52m x 1.29m with tiled floor.

Sitting Room: 4.37m x 3.57m with cast iron fireplace with timber surround, linoleum floor and french door to kitchen.

Kitchen: 4.60m x 4.55m with tiled floor, fitted kitchen and sliding door to rear.

Downstairs Toilet: 1.90m x 1.50m with wc and wash hand basin; fully tiled.

Upstairs:

Bedroom 1: 3.00m x 1.97m.

Bedroom 2: 4.09m x 2.46m.

Bedroom 3: 4.55m x 2.97m.

Bathroom: 1.75m x 1.05m with WC, wash hand basin, bath and electric shower overhead.

Services:

Mains Water.

Drainage.

Oil-Fired Central Heating.

BER C3 / BER No. 117953901

Floor Area 83.26 (m2)

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

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