

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

Starting Bid: €120,000.00



For sale by Arthur & Lees 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.

FINAL OPEN VIEWING: 5PM-5:30PM FRI, AUG 21ST

This exceptionally well-finished, 2-bedroom first-floor apartment presents a superb opportunity for first-time buyers, downsizers, or investors alike.

Located in the highly sought- after, development of Léim an Bhradáin, this property has been refurbished to an excellent standard throughout. The property offers easy access to Ennis Town Centre with the M18 Galway Limerick motorway within a short driving distance.

Accommodation:

Open Plan Kitchen / Living / Dining Room (4.50m x 6.20m)
A beautifully bright, expansive, and multifunctional heart of the home.

Living Area: Features a combination of tiled and laminate flooring. The room centers around an open solid fuel fire with a distinctive cast iron insert feature fireplace and a matching display mirror. Warmed by electric storage heating.

Kitchenette: A practical corner layout fitted with durable wall and base units, a single drainer sink, and a tiled splashback.

Utility Space: Dedicated space thoughtfully plumbed for a washing machine.

Bedroom 1 (3.75m x 4.20m)

A remarkably large, bright double bedroom finished with premium laminate timber flooring and neutral decor.

Ensuite / Walk-In Wardrobe (1.65m x 1.50m) Directly accessible from the main bedroom area, this room will be reinstated as an en-suite on or before closing of the sale. The room was renovated as a walk-in wardrobe for the last Tenant.

Bedroom 2 (3.20m x 4.40m)

Another highly generous, large double bedroom option. Complete with laminate timber flooring and excellent floor-to-ceiling built-in wardrobes. Perfect as a second bedroom, guest suite, or a generous home office.

Main Bathroom (1.80m x 2.00m)

A clean, highly functional bathroom suite that is mainly tiled. Accommodates a low-level WC, wash hand basin (WHB), full-sized bath with an integrated electric shower setup, overhead shaver light, and a wall-mounted heater.

Property Particulars:

Property Type: 2-Bedroom First-Floor Apartment

Heating: Electric Storage Heating & Solid Fuel Open Fire

BER Rating: C1

Viewing: Strictly by prior appointment with Sole Selling Agent.

Features:

-Turn-Key Condition: Beautifully refurbished with quality laminate timber flooring, extensive tiling, and modern features throughout.

- Feature Open Fireplace: Equipped with a classic solid fuel fire, a rare and cozy addition for a modern apartment block.

-Superb Location: Just 2 km from Ennis Town Centre, right next to the River Lodge Health Club, and steps away from Lidl.

-Commuter's Dream: Swift, direct access to the M18 motorway via the Barefield junction for effortless travel to Limerick, Shannon, and Galway.

TO VIEW OR MAKE A BID Contact Arthur & Lees Auctioneers or iamsold, 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

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