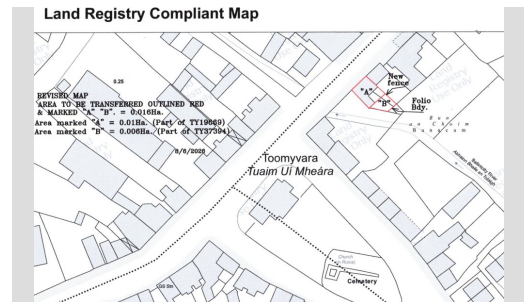


BOC Properties
Lisboney
Nenagh
Tipperary
E45 YW89
t: 067 44411
email: joeboc@live.com

Apartment 1 & 2 Molly Bourkes, Church Street, Toomevara

Starting Bid: €200,000.00



For sale by BOC Properties 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. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

An exceptional opportunity to acquire a charming Town property currently comprising two self-contained residential units, ideally situated in the heart of Toomevara Village, measuring approximately 97.45 mtr sq (1042 sq ft) in total.

Occupying a prime position on Church Street, adjacent to the Town Hall — widely regarded as the commercial hub of Toomevara — this well-maintained property is presented in excellent condition and is ready for immediate occupation with no further expenditure required.

Ground Floor Apartment

The ground floor unit benefits from its own private front entrance and access to a small rear garden. Accommodation comprises:

Spacious sitting room, Living room, Fully fitted kitchen, Bathroom, One generous bedroom

First Floor Apartment

The first-floor apartment also enjoys its own independent access and comprises: Open-plan kitchen/dining area, Bathroom, Two spacious bedrooms

Prime Village Location

Ideally located in the centre of Toomevara, the property is within walking distance of a wide range of local amenities, including shops, cafés, schools, sporting facilities, and healthcare services.

Toomevara is strategically positioned between Nenagh and Roscrea and is within easy reach of the M7 Motorway, providing excellent connectivity to Limerick, Dublin, and beyond. This makes the property an attractive proposition for both owner-occupiers and investors alike.

Viewing is strictly by appointment.

Ber Rating C3

Ber number 119369254

The particulars stated are for guideline purposes only, BOC Properties OR iamsold will not be held responsible for any inaccuracies.

TO VIEW OR MAKE A BID contact BOC Properties 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

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 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.