

Sheares Avenue, 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.

We are delighted to welcome to the market this 2 bed detached property in the heart of Kilmallock.

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

Located on Sheares Avenue 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 or a downsizer, this home is for you.

The property offers the following accommodation:

Entrance Hall
4.54m x 1.17m
with tiled floor.

Bedroom 1
4.03m x 2.55m
with laminate floor.

Bedroom 2
4.44m x 2.54m
with laminate floor.

Ensuite

1.61m x 1.66m

with wc, wash hand basin and a shower.

Sitting Room

3.83m x 3.74m with laminate floor and electric fireplace.

Kitchen

5.15m x 2.46m

with tiled floor and door to rear.

Bathroom

2.52m x 1.57m

with wc and wash hand basin; fully tiled.

Services - Mains Water, Sewerage & Oil-Fired Central Heating.

BER C3 / BER No. 118751890

Floor Area 65.57 (m2)

TO VIEW OR MAKE A BID Contact Carroll Auctioneers or 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.