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RIGHT OF WAY



**GUIDE €350,000**

**Clondrinagh,  
Ennis Road,  
Limerick City.**

## PROPERTY DESCRIPTION

### Property Description

- For Sale by Private Treaty (In one or two lots)
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- Circa 28.5 st acres of well located development land (zoned industrial) situated to the rear of this ideally located business park home to many high profile businesses. LIT Coonagh Campus is located nearby and this location should benefit hugely when the northern ring road is completed. There is excellent access to a good road network and all local amenities are nearby.
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- There is also an option to purchase a bungalow style residence standing on circa 1.25 st acres together with a wide range of ancillary out offices. Both lots adjoin one another.



BER: N/A

### Accommodation

- Bright spacious entrance hall....6.2 x 1.7
- Lounge with feature fireplace....5.2 x 4.3
- Living room with fireplace.....5.7 x 4.3
- kitchen with built in presses....3.6 x 1.6
- Bedroom 1: Twin.....4.3 2.4
- Bedroom 2: Twin.....3.9 x 2.5
- Bedroom 3: Single.....3.3 x 2.2
- Bedroom 4: Single.....3.2 x 2.8
- Bathroom fully fitted.....3.6 x 1.6

**PROPERTY IMAGES**

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## PROPERTY FEATURES

### House Features:

- 1) Mature setting with good ancillary sheds included.
- 2) Cul de sac location offering good privacy.
- 3) House while needing attention does enjoy good character.
- 4) Out offices include a 4 column shed, leanto (2), haybarn and loose sheds.
- 5) The overall property adjoins the Meelick River.

### Location/Direction

From Limerick proceed out the main Ennis Road taking the dual carriageway to Shannon. Turn in to Clondrinagh Business Park and proceed down to the end of the cul de sac. This property is at the end of the road keeping slightly right at the end. Enter Eircode V94 E8D2 in your mobile device. You will arrive at the entrance to the property. LOCATION :- Ennis Road, Limerick is located within the Limerick City boundaries and stretches all the way into the city centre. This affluent and leafy area is recognised as one of Limerick's most sought-after locations. The popularity of the area can partly be attributed to its close proximity to Limerick Institute of Technology, located nearby. The locality has a growing business sector with numerous prominent business names situated in the area. Local amenities include The Jetland Shopping Centre, The University Maternity Hospital, Medical centres, supermarkets and banks. The vicinity is also very well serviced with high profile primary and secondary schools. The growing student population in recent years has also contributed to the area. The Ennis Road has become a popular touring base and has a range of Bed & Breakfasts and hotels with conference and leisure facilities, many of which have been renovated in recent times. Sport is synonymous with Limerick and the Ennis Road in particular. Indeed, The Ennis Road is home to the Gaelic Grounds, the state of the art home of Limerick GAA. If you continue past the Gaelic Grounds, one comes across the famous Na Piarasigh GAA club. Along the Ennis Road, the Limerick Lawn Tennis Club is prominently located and of course the iconic Thomond Park is just a few minutes' walk away. Limerick is the capital of Ireland's Mid-West region with an urban and hinterland population of over 200,000 and is noted for its shopping, its dining and entertainment, its historical significance, as well as its contributions to the arts. The city has grown its sporting and cultural image in recent years and generally the local business activists are doing their utmost to promote the city as a thriving business hub. The immediate city population is approximately 80,000

## Viewing Details

Call Tom Crosse on 087 2547717.

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