

SUBURBS OF LIMERICK.

## PARK VIEW, CORBALLY.

Important and Attractive Sale by Public Auction of Charming, Two-Storey, Detached

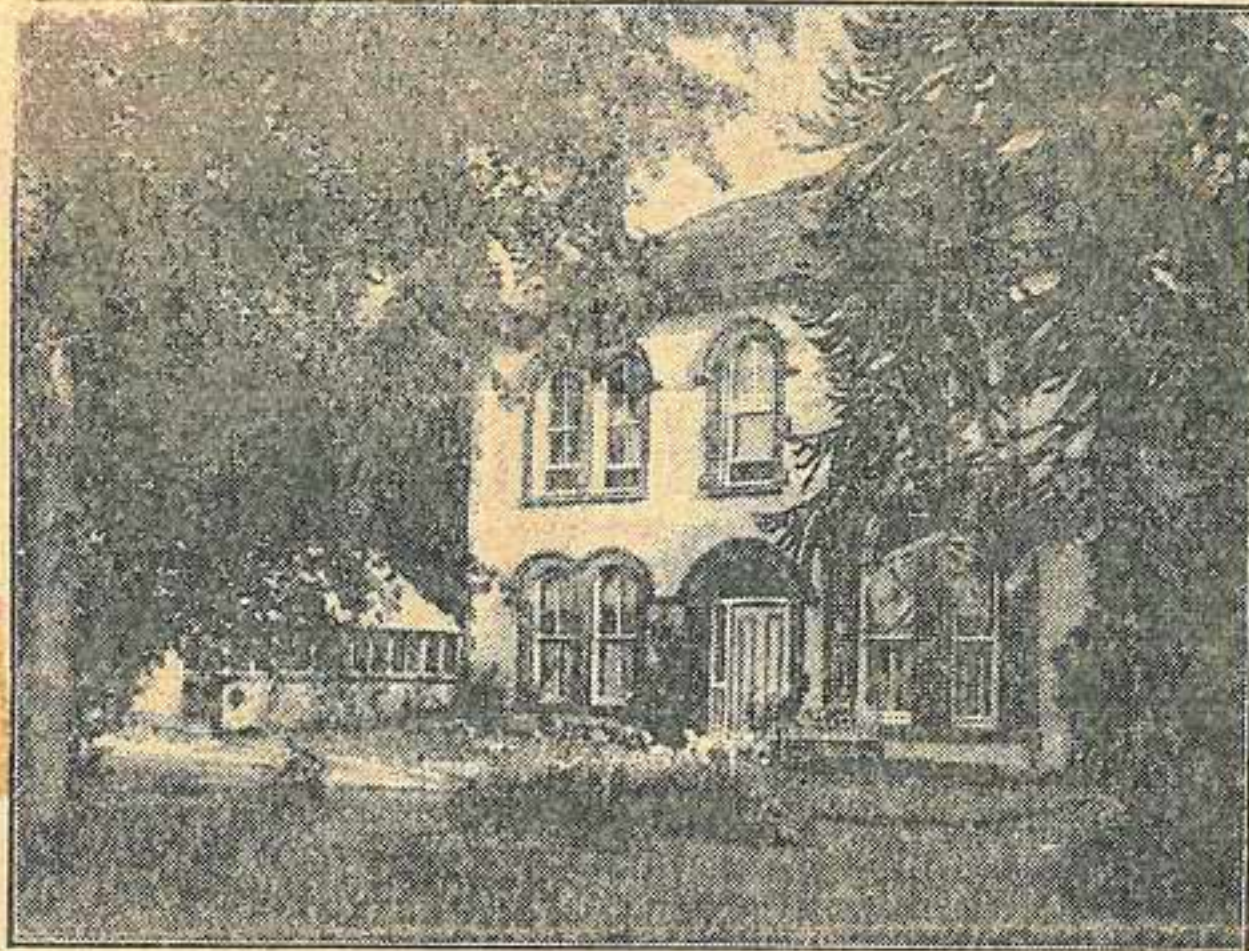
### GENTLEMAN'S RESIDENCE

Standing private and retired on 5 acres 1 rood and 23 perches (statute measure),  
with gravelled approach, garages and out-offices.

TO BE HELD AT THE SALESROOMS, 64, O'CONNELL STREET, LIMERICK,

On FRIDAY NEXT, 9th JUNE,

At Twelve o'clock (New Time).



ALFRED J. SEXTON has been favoured with instructions by the vendor to sell by Auction the above compact and soundly constructed, detached, two-storey, double-fronted residence, standing in its own grounds, well secluded and approached by drive from the road, most conveniently situated in this convenient and popular residential suburb of Corbally, and offers a rare opportunity with many tempting possibilities to the building estate, investor and others to purchase a compact area of level clear land, ready for immediate development at nominal outlay.

The accommodation comprises large entrance hall, ornamentally tiled; 2 reception rooms, breakfast-room; also splendidly tiled kitchen with sink, range, hot and cold water, scullery, cupboards and shelving, 4 bedrooms, 2 attic rooms, hot linen room, bathroom, w.c.

The out-offices are ample, all solidly built, slated, very convenient and in every way suitable to the requirement of the place. They include enclosed yard at rear with double gate entrance and accommodation, 2 stables, 3 garages, coal house, fruit houses, potting house, incubator house; kitchen garden and greenhouse fully stocked, which are capable of providing all the culinary needs. The farm buildings in stock yard comprise cow houses, hen houses with fowl runs, 2 piggeries, sheds; also enclosed quarter acre of turnips and potatoes.

The Auctioneer wishes to particularly direct the attention of prospective buyers to this holding, which is fully equipped with all modern conveniences for the economic and efficient conduct of a progressive mixed farm, and provides an opportunity to prospective purchasers of securing a splendid house, combined with a suitable area of land, convenient to fairs, markets and the city.

This Sale presents an opportunity to acquire excellent and well cared land, and as such rarely comes on the market, the opportunity to purchase should not be neglected.

The property will be sold subject to the existing letting of the two lodges, which are at present let at 2/- and 5/9 weekly.

Tenure—Purchased under Land Purchase Act, subject to revised annuity of £8 7s. 4d. Total P.L.V., £41 15s. 0d.

Inspection may be made each day on application to the Auctioneer.

Title and Conditions of Sale from

Messrs. P. S. CONNOLLY & CO., Solicitors, O'Connell Street, Limerick.

**ALFRED J. SEXTON, M.I.A.A.,**

AUCTIONEER AND VALUER,

64, O'CONNELL STREET, LIMERICK.

1920

owner John William Elliott