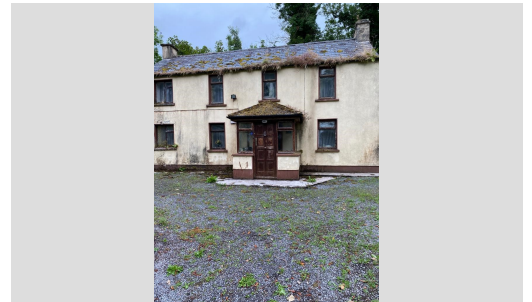


**David O'Connor Auctioneering**  
**Elphin Street**  
**Boyle**  
**Roscommon**  
**t: 071 966 4561**  
**email: david@oconnorauctioneering.com**

## **Ballylugnagon, Boyle**

### **Starting Bid: €65,000.00**



For sale by David O'Connor Auctioneering 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](https://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 3 bed extensive two story residence in need of repair and renovation on circa. one acre

This property is located approx. 2km from Boyle town centre, just off the Boyle to Gurteen road, 30km to Sligo, 18km to Carrick on Shannon. The house is situated on a nicely elevated site and presents an ideal opportunity to develop a traditional house in a quiet country setting, within easy access of local cycle ways, walking ways, Lough Key Forest Park, numerous fishing lakes, train station, bus stops, schools and all other local amenities.

Measurements:

Porch (1.4m x 1.7m)

Sitting Room (3m x 4.7m)

Hall 1 (4m x 1.8m)

Hall 2 (4m x 0.9m)

Living Room (4m x 3m)  
Toilet (1.6m x 1.3m)  
Kitchen (3.7m x 4m)  
Bedroom 1 (3.8m x 4.4m)  
Bedroom 2 (3.8m x 4m)  
Bedroom 3 (3.5m x 3.7m)

TO VIEW OR MAKE A BID Contact David O'Connor Auctioneering or [iamsold](http://iamsold.ie), [www.iamsold.ie](http://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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