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Clooncarha, Kilmovee

Starting Bid: €250,000.00



For sale by John Higgins 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 present this exciting opportunity to acquire a truly immaculate and charming 4 bed detached House with fine courtyard, set on beautiful manicured gardens with extensive and stunning countryside views.

Located just 6km from the picturesque market town of Ballaghaderreen and 12km from West International Airport Knock, the property is set in the pleasant and scenic rural area of Clooncarha with stunning uninterrupted views of the rolling countryside.

The property, which has had an extension added to the rear, has been meticulously maintained and upgraded by the current owner.

Accommodation extends to C. 1,689 sq.ft and includes: Entrance Hallway, Study/Library, Kitchen with open plan Dining area, Living Room with Stove and full downstairs Bathroom. Upstairs accommodation includes 4 Bedrooms all of which have their own En-Suite

Bathrooms.

The property enjoys an abundance of natural light from early morning to late evening.

Central heating is an oil fired central heating system with a solid fuel Stove and there are PVC double glazed Windows throughout.

BER D2 / BER No. 113451017

Set on a level 0.60 Acre Site which will impress immediately on arrival with its beautiful enclosed courtyard to include a large workshop which doubles up as a domestic utility area, paved patio area ideal for those summer evening barbecues and a vast lawn area at the area which will appeal to any garden enthusiast.

This property as previously mentioned, enjoys extensive and panoramic views of the surrounding green countryside and has to be seen to be appreciated. This is a superb opportunity to acquire a beautiful detached family residence, ready for immediate occupancy with no further outlay required.

Features.

Located in a tranquil rural location.

Convenient to west international airport knock.

Spacious accommodation.

Warm and tastefully decorated throughout.

Within 10 minute drive of primary and secondary schools.

Easy reach of n5 westport/dublin road.

4 bedrooms 4 of which are en-suite.

Ideal family home.

Beautifully landscaped and well maintained gardens.

TO VIEW OR MAKE A BID Contact John Higgins Auctioneers or [iamsold](http://iamsold.com), 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. IAM Sold 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.