

Mark Lawlor Auctioneer & Valuer
53 Market Street
Cootehill
Cavan
t: 087 92 77 705
email: enquiries@lawlorauctioneering.com

Canningstown, Cootehill

Starting Bid: €160,000.00



For sale by Mark Lawlor Auctioneers via the [iamsold](#) Bidding Platform

Presenting to the market Corragarry, a spacious detached dormer bungalow located in the peaceful countryside. The property features bright and generous living accommodation including two large double bedrooms and three bathrooms.

Comprising of a welcoming entrance hallway with access to a bright and spacious open plan kitchen / dining room. The kitchen is fully equipped and leads to a convenient utility room and has a guest bathroom offset. The ground floor is completed with a homely living room including a solid fuel stove, with access to the patio area and generous gardens.

Upstairs are two large double bedrooms. The main bedroom features a generous fully equipped ensuite and a large walk in wardrobe. The second double bedroom includes a convenient ensuite.

Outside, the property features a driveway to the front with ample parking, and low maintenance gardens and a patio to the rear.

More about the location...

Situated in Canningstown on the outskirts of Cootehill Town, Corragarry is a short commute to major employers including Abbott and Manor Farm, while Kingspan in Kingscourt is just short commute further afield. There are a number of local schools, along with a host of sports facilities from a gym to GAA grounds and soccer facilities.

Features:

Spacious living accommodation

Ideally located on the outskirts of Cootehill town

Ample parking

Low maintenance gardens and patio to the rear

Accommodation

Ground Floor

Hallway – 1.53 m x 2.70 m

Welcoming entrance hallway.

Kitchen / Dining room – 3.96 m x 4.29 m

Bright and fully equipped kitchen / dining room with access to a patio and gardens.

Utility – 1.06 m x 2.46 m

Convenient utility room.

Living room – 4.69 m x 5.76 m

Bright and spacious living room with solid fuel stove.

First Floor:

Main bedroom – 4.29 m x 4.95 m

Bright and large double bedroom with convenient access to an ensuite, and walk in wardrobe.

Ensuite – 1.43 m x 1.74 m

Fully equipped ensuite, including shower over bath, wash-hand basin and WC.

Walk in Wardrobe – 1.14 m x 1.81m

Convenient walk in wardrobe.

Bedroom 2 – 3.63 m x 4.24 m

Spacious double bedroom, with access to an ensuite.

Ensuite – 1.06 m x 1.76 m

Convenient and fully equipped ensuite, including shower, wash-hand basin and WC.

BER: F

BER no: 110401148

For virtual tour copy and paste the following link: <https://my.matterport.com/show/?m=Dw61Z5ZVhPW>

To view or make a bid contact Mark Lawlor Auctioneer 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. [iamsold](http://iamsold.com) 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.