

Martin McGowan Properties
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Mossend, Drumboe Lower, Stranorlar

Starting Bid: €155,000.00



For sale by Martin McGowan Properties 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. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to bring to you a well located detached bungalow and detached garage and occupying a c.0.37 acre plot in the popular Drumboe Lower area, adjacent to a Children's Creche and two secondary schools within close proximity along with the stunning Drumboe Woods.

The property would require modernising and is an ideal fixer upper. This home has been vacant for 3 years and should be suitable for the vacant home grant.

ACCOMMODATION

Entrance Hallway 1.7 x 1.42m
Doorway and window to front.

Entrance Hall 4.39 x 1.67m

Laminated flooring, walls papered, storage closet off - not within quoted measurements.

Sitting Room 4.3 x 3.67m

Large window, floor carpeted, walls painted, open fire.

Living Area 4.52 x 3.67m

Laminated flooring, open fire, 2 no. of large windows.

Kitchen / Dining 3.43 x 3.16m

High and low level units, single drainer sink, gas hob, extractor, electric oven, window.

Utility 2.42 x 1.43m

Internal grant boiler, high and low level units, pedestrian door to rear.

Bedroom One 3.23 x 3.17m front aspect

Laminated flooring, walls painted, large window, built in wardrobe - not within quoted measurements.

Hot Press 0.8 x 0.74m

Shelved and hot tank.

Shower Room 1.92 x 1.25m

Two piece coloured suite, shower enclosure with electric shower, window.

Bedroom Two 3.69 x 2.7m rear aspect

Large window, wall papered, carpeted. Void for wardrobe etc - not within quoted measurements.

Bedroom Three 3.92 x 3.16m front aspect.

Cushion flooring, walls papered, large window. - void for dressing table - not within quoted measurements.

Family Bathroom 3.13 x 1.8m*

Two piece white suite, low profile shower enclosure with electric shower, window, walls fully tiled, marmoleum flooring.

Garage & Workshop 9 x 4m (externally measured)

Vehicle access door, corrugated metal roof, pedestrian door to workshop.

Features

Walled front boundary with pillar entrance.

Metal gates at the front.

Oil fired central heating.

uPVC windows and doors to front.

Parking.

Wheelchair Access.

Large garden areas with generous size shed.

Inclusions - Everything within house.

L.P.T. Based on current guide price - €103 per annum.

BER G / BER No. 118251669
Floor Area 120.04 (m2)

TO VIEW OR MAKE A BID Contract Martin McGowan Properties or iamsold, 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 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.

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