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## **2 Marymount, Ferrybank, Waterford City**

**Starting Bid: €140,000.00**



For sale by RE/MAX Property Specialists 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://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

This is a fantastic opportunity to acquire a two bedroom terraced home located in a mature and sought-after residential area in Ferrybank, just a short distance from Waterford City.

The property is in need of refurbishment but offers excellent potential for buyers to modernise and create a superb home in a prime and convenient location.

Marymount, Ferrybank is adjacent to the North Quay Development and immediate to the new train station and pedestrian footbridge which will provide direct access to Waterford City.

The ground floor accommodation comprises an entrance hall, living room, kitchen/dining area with access to the rear garden.

Upstairs there are two bedrooms and a family bathroom.

Outside, the property benefits from paved & gravelled front garden and a generous rear garden with a block build shed. The property offers excellent potential for further enhancement.

BER E1 (BRR No. 119184703) with oil fired central heating. On-street parking is available. Situated in the heart of Ferrybank, 2 Marymount combines convenience, location, and accessibility to a wide range of services and amenities.

#### Highlights

Mature and sought-after residential area

A short distance from Waterford City

Excellent potential for buyers to modernise and create a superb home

Immediate access to the new train station and pedestrian footbridge which will provide direct access to Waterford City

To access the legal pack, please copy and paste the link below

<http://www.iamsold.ie/properties/0dc08a8b56c34d55abbb15f987302a36/auction-pack>

TO VIEW OR MAKE A BID Contact RE/MAX Property Specialists or iamsold, [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

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.