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## **12 Main Street, Convooy**

### **Starting Bid: €99,950.00**



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](https://iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

This 5-bedroom traditional stone-built townhouse occupies a prominent position on Main Street, Convooy, with substantial street frontage and the added benefit of independent side access on a plot extending to c.1,000 sq m / 0.25 acres.

The property is not affected by mica, features a pitched slate roof, and sits on an exceptionally deep site, with a large rear yard extending back to the cemetery behind — a feature rarely found in town-centre properties and one that offers significant development or extension potential, subject to planning permission.

Importantly, the property appears well suited to vacant / derelict property grant schemes, with potential eligibility of up to €100,000, making it an attractive proposition for owner-occupiers and investors alike.

#### **Key Features/Highlights**

Traditional stone-built townhouse  
No mica issues  
Pitched slate roof  
Independent side access  
Large rear yard with development potential  
Substantial frontage onto Main Street  
Grant potential up to €100,000 (subject to qualification)  
Town-centre location with services on the doorstep  
O.F.C.H.  
BER F / BER No. 118932078  
Floor Area 124.18 (m2)

This property would make a fantastic renovation project, with scope to create a spacious family home in the heart of Convoy, or alternatively, it may appeal to a developer or investor seeking a town-centre property with future extension or redevelopment potential.

The property is priced sensibly for a quick sale, reflecting its current condition while fully recognising the scale of the opportunity on offer.

Property may be eligible for Vacant Property Refurbishment Grant.  
The Vacant Property Refurbishment Grant provides funding so you can refurbish vacant and derelict homes. It can also be used to renovate vacant and derelict properties that have not been used as residential properties before. This only applies if these non-residential properties were previously used for commercial or public use and now have the correct planning permission. You can get a grant of up to €50,000 to renovate a vacant property and up to €70,000, if the property is derelict.

Accommodation  
Entrance Hall 7.61 x 1.26m

Living Room (left) 3.9\*5 x 2.71m  
Large window to front

Sitting Room (right) 3.88 x 3.43m  
Open fire, large window to front.

Kitchen / Dining 3.7 x 3.6m

Downstairs Bedroom 3.36 x 2.69m

Landing 3.53 x 1.78m  
Large window to back.

Bedroom Two (front middle) 3.97 x 2.76m  
Large window to front.

Bedroom Three (front left) 4.0 x 3.52m  
Large window to front, cast iron fireplace.

Bedroom Four (front right) 3.49 x 2.3m  
Large window to front.

Bedroom Five (rear) 3.55 x 2.95m  
Large window to rear.

Hot-Press 2.46 x 0.9m

Bathroom 2.57 x 2.7m

Outbuilding to rear.  
Corrugated tin pitched roof, block construction.  
Gated entry from side to rear.

Approx. internal size  
 $8.56 \times 7.61 = 65.14 \times 2 \text{ floors} = 130.28 / 1,400 \text{ sq ft internally.}$

To access the legal pack, please copy and paste the link below  
<http://www.iamsold.ie/properties/0ecdb224c02740578e852cac134926f6/auction-pack>

TO VIEW OR MAKE A BID Contact Martin McGowan Properties 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.

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