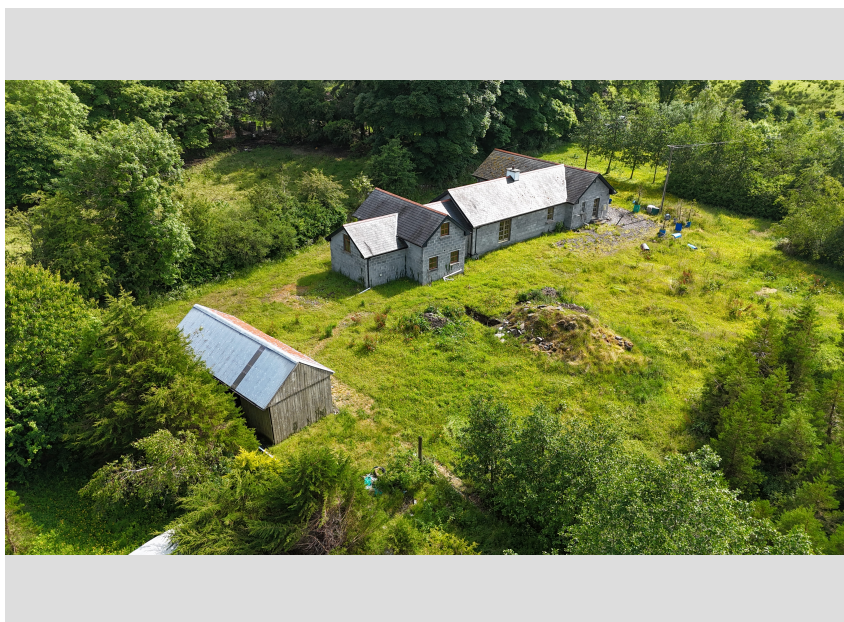


**Sherry FitzGerald Hanley**  
**Ballyhaunis Road**  
**Claremorris**  
**Mayo**  
**t: 094 93 71479**  
**email: gerard@sfhanley.ie**

## **Kincon, Kiltimagh**

### **Starting Bid: €180,000.00**



For sale by Sherry FitzGerald Hanley 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.

Charming three bedroom detached home, situated in the quiet townland of Kilcon. This property sits on a large 1.9 acre site, located just 4km from the heart of Kiltimagh. Ireland West Airport Knock is just 20km from this property.

The house is well set back from the road, offering great privacy on all sides.

Although the house is in need of some investment, it has excellent potential and offers a great opportunity to acquire a large family home on a spacious site. The living spaces are very generously proportioned along with a large kitchen and three spacious double bedrooms.

Hallway  
2.4m x 5.3m.  
With a carpet floor.

#### Sitting Room

5.3m x 7.4m.

With a solid timber floor, large solid fuel stove with a stone effect surround, timber mantelpiece and stone effect hearth, and double doors leading to the back garden allowing for lots of natural light.

#### Lounge

5.3m x 4.2m.

With solid timber floor and doors leading into the kitchen.

#### Kitchen

6.2m x 4.7m.

Large room with a solid timber fitted kitchen integrated oven and hob, stone effect floor, high ceiling and double doors leading into a large dining room.

#### Dining Room

6m x 4.7m.

With solid timber floor, double doors to the side of the house, high ceilings and double aspect windows allowing for lots of natural light.

#### Utility Room

1.6m x 1.6m

#### Bathroom

3.7m x 2.5m.

With a lino floor, WC, wash hand basin and bath tub.

#### Bedroom 1

4.7m x 3.7m.

Double room to the front of the house with a carpet floor.

#### Bedroom 2

3.5m x 4.3m.

Double room to the side of the house with a carpet floor.

#### Bedroom 3

3.8m x 8.3m.

First floor double bedroom.

#### Features

Generous living spaces.

Large site.

Quite location.

Great potential.

4.4km to Kiltimagh.

5.4km to Knock.

21km to Ireland West Airport.

BER D2 / ER No. 118663285

Energy Performance 263.42 kWh/m2/yr  
Floor Area 185.89 (m2)

TO VIEW OR MAKE A BID Contact Sherry FitzGerald Hanley or [iamsold](http://iamsold.ie), [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](http://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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