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## **Condon House, The Mall, Ballyshannon**

### **Starting Bid: €150,000.00**



For sale by Sean O'Boyle Auctioneers & Valuers Ltd. via the [iamsold](https://www.iamsold.ie) 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.

**A most impressive Period Restoration Project!**

Condon House is a most impressive and well-proportioned late Georgian townhouse, situated on the popular Mall area of Ballyshannon, which leads to the Quay.

Dating back to the early 1800's, the property was constructed using high quality materials and is well detailed using crisp limestone with many original features evident.

This building has recently undergone major exterior renovation in conjunction with the present owner and under the Town Heritage Scheme which concentrated on the façade of such designated buildings including sash windows have been fitted to the front, stone work has been restored, wrought iron railings restored. Completing the restoration of this property would provide a superb & most desirable period residence. One off opportunity in this area.

#### Features:

Detached Period two storey over basement house, with attic level.

Built Circa 1810.

Pitched natural slate roof.

Rebuilt chimney stack to the west gable end with cut stone detail.

Raised cut stone coping to gable ends (east & west) forming cut stone stringcourse to gable elevations.

Squared coursed rubble (sandstone) walls.

Projecting cut stone stringcourse at ground floor level.

Recently installed attractive paneled door & original fanlight.

Cut stone steps serving front entrance.

Decorative cast & wrought iron railings have been restored to the front.

Set slightly back from the road on its own grounds most impressive facade.

Ruins of old coach house evident on the grounds to the rear of the property.

RSJ's have been installed to the interior walls, carrying the frame of a new floor upstairs.

Boasting an array of wonderful original architectural features throughout, this property longs to be restored to its former glory and holds the potential to once again provide a most desirable residence.

Whilst much work has been carried out on this impressive former residence, the interior will require total restoration, with all services requiring installation.

This is a unique opportunity, given the one of a kind nature of the property in this coastal town. Set on a large site, with the benefit of side access, this characterful property includes the ruins of an old coach house on the grounds. Restoring the abundance of architectural features would prove a most worthwhile venture, ultimately ensuring a superb appreciation for its original character.

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

<http://www.iamsold.ie/properties/32dace074e514e8ea05ed8be99893d85/auction-pack>

TO VIEW OR MAKE A BID Contact Sean O'Boyle Auctioneers & Valuers or [iamsold](http://www.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

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