

DNG Kelly
Main Street
Falcarragh
Donegal
t: 074 9165 650
email: info@DNGKelly.com

DerryConnor, Gortahork

Starting Bid: €165,000.00



For sale by DNG Kelly 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.

This tastefully decorated 3-bedroom country cottage ideally located just a across from the DerryConnor national school and a short drive to Magheroarty beach and the village of Gortahork. Just recently renovated and is ready to walk into with beautiful views from the patio area.

Accommodation is as follows:

Hall - Sitting room - Kitchen -- 3 bedrooms - 1 Bathrooms - 2 sheds

Hall - 3.3m x 1.11m

Carpet

Sitting Room - 4.0m x 4.4m

carpet flooring

Kitchen - 4.8m x 3.36m
Tiled floor, hot press area

Bedroom 1 - 2.5m x 4.15m
carpet

Bathroom - 1.7m x 3.0m
fully tiled walls and floor - separate bath and electric shower

Lounge area - 2.86m x 2.55m

Bedroom 2 - 2.63m x 4.23m
Carpet Flooring

Bedroom 3 - 3.13m x 2.68m
carpet flooring

Shed - 5.92m x 3.5m
with roller door

Shed - 3.57m x 5.0m
with roller door

Other features:

Beautiful patio views.

Located right next to local primary school.

Recently renovated

Folio Number DL20550F (map attached below)

BER F / BER No: 117927947

Floor Area 93.068 (m²)

TO VIEW OR MAKE A BID Contact DNG Kelly 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 firms 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.

Hall
3.3m x 1.11m
Carpet

Sitting Room
4.0m x 4.4m
carpet flooring

Kitchen
4.8m x 3.36m
Tiled floor, hot press area

Bedroom 1
2.5m x 4.15m
carpet

Bathroom
1.7m x 3.0m
fully tiled walls and floor - separate bath and electric shower

Lounge area
2.86m x 2.55m

Bedroom 2
2.63m x 4.23m
Carpet Flooring

Bedroom 3
3.13m x 2.68m
carpet flooring

Shed
5.92m x 3.5m
with roller door

Shed
3.57m x 5.0m
with roller door