

Martin McGowan Properties
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Donegal
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C.12.5% G. Yield - 14 Ash Meadows, Stranorlar

Starting Bid: €120,000.00



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. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

The property would be an excellent investment with a potential rent of €1250 pm / €15,000 pa which would give a gross yield of circa. 12.5%. With high demand for rentals in the area and broadband at this property, this will make an ideal investment opportunity.

We are bringing to the market No. 14 Ash Meadows, Drumboe Lower, Stranorlar being sold with Martin McGowan Properties Ltd. on the www.iamsold.ie online bidding platform.

This property has been tested for mica and has been found to contain higher levels than what would be ideal, up to 5% is mortgageable but the subject house has been found to have 7.5% mica which leaves this property only suitable to a cash buyer.

We have reflected this in our guide price and this home should still represent terrific value, the property is well appointed internally and offer very generous accommodation over two floors, externally there is little evidence of deterioration to the front or rear and just some

modest signs being evident to the gable.

This house could still make for a great investment and command a strong rent giving its central location within East Donegal.

BER C2 / BER No. 114364631

Energy Performance Indicator: 199.7 kWh/m²/yr

Size 91.78 sq. metres

TO VIEW OR MAKE A BID Contact Martin McGowan Properties 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 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.