

**Campbells Auctioneers**  
**11 Main Street**  
**Dungloe**  
**Co. Donegal**  
**t: 074 95 21020**  
**email: info@campbells.ie**

## **Carnaween Cottage, Narin, Portnoo**

### **Starting Bid: €299,500.00**



For sale by Campbells Auctioneers 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.

Situated in a highly sought-after coastal location, this property presents an ideal opportunity for those seeking a family or holiday home by the sea, just a short stroll from Narin's blue flag beach and the renowned Narin & Portnoo Links Golf Course.

The ground floor accommodation comprises an entrance hall, living room, Kitchen, Master Bedroom, Bathroom and Two Additional Bedrooms

Externally, the property benefits from Ample Parking, and a spacious Private Garden

Additional Information;  
Ideal Holiday Retreat  
3 Bed Detached  
Short Walk to Beach & Golf Course  
Close to Local Pubs and Restaurants

BER B3 / BER No. 118245521  
Floor Area 186.97 (m2)

Entrance Hall  
5.04m (16'6") x 1.17m (3'10")  
Fully Tiled

Bedroom 1  
3.92m (12'10") x 2.85m (9'4")  
Fully Carpeted

Kitchen  
3.96m (13'0") x 2.27m (7'5")  
Fully Tiled, Fixed Units

Bathroom  
3.01m (9'11") x 1.4m (4'7")  
Tiled Floor, Toilet, Wash Basin, Walk in Shower

Bedroom 2  
3.04m (10'0") x 2.15m (7'1")  
Solid Wooden Floor

Bedroom 3  
3.06m (10'0") x 2.32m (7'7")  
Solid Wooden Floor

Living Room  
3.62m (11'11") x 2.84m (9'4")  
Solid Wooden Floor

To access the legal pack, please copy and paste the link below  
<http://www.iamsold.ie/properties/48ff748a5d6f4921a01fd68511701c91/auction-pack>

TO VIEW OR MAKE A BID Contact Campbells Auctioneers 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.

Entrance Hall

5.04m (16'6") x 1.17m (3'10")

Fully Tiled

Kitchen

3.96m (13'0") x 2.27m (7'5")

Fully Tiled, Fixed Units

Living Room

3.62m (11'11") x 2.84m (9'4")

Solid Wooden Floor

Bedroom 1

3.92m (12'10") x 2.85m (9'4")

Fully Carpeted

Bedroom 2

3.04m (10'0") x 2.15m (7'1")

Solid Wooden Floor

Bedroom 3

3.06m (10'0") x 2.32m (7'7")

Solid Wooden Floor

Bathroom

3.01m (9'11") x 1.4m (4'7")

Tiled Floor, Toilet, Wash Basin, Walk in Shower