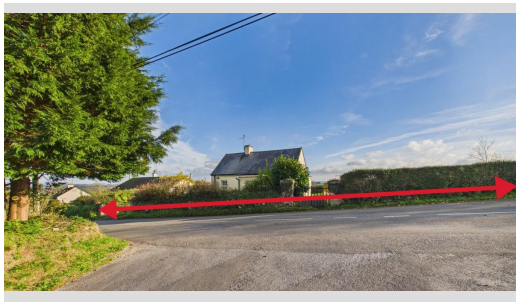
RE/MAX Property Specialists
Ardkeen Shopping Centre
Farranshoneen
Waterford
X91 DK0Y
t: 051 843 684
email: teamfogarty@remax.ie

Ballyduff Hill, Kilmeadan

Starting Bid: €140,000.00







For sale by RE/MAX Property Specialists 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.

Highlights

• Three-bedroom one bathroom detached Cottage on C. 0.35 acre site

• May qualify for the Vacant Property Refurbishment Grant and Derelict Property Top-Up Grant, subject to application and approval

• Excellent opportunity for builders, investors or purchasers seeking a renovation project

• Generous lawned gardens with mature hedging, established shrubs and trees

• Elevated position enjoying pleasant views of the surrounding countryside

• Gated entrance with driveway providing ample off-street parking

• Located minutes to Ballyduff and Kilmeadan, within convenient driving distance of Waterford City

The property requires complete renovation and refurbishment throughout, presenting an opportunity for purchasers to restore and transform the house to their own specifications.

RE/MAX Property Specialists are delighted to present this three-bedroom one bathroom detached cottage, situated on an elevated 0.35 acre site at Ballyduff Hill, Kilmeadan, Co. Waterford. The property enjoys a countryside setting with generous gardens and pleasant views over the surrounding landscape.

The accommodation comprises an entrance porch, living room with fireplace, kitchen/living area, three bedrooms and a bathroom.

Externally, the property benefits from a substantial lawned garden, mature hedging and shrubs, vehicular and pedestrian gated access, a driveway providing off-street parking and a timber garden shed.

The property may qualify for the Vacant Property Refurbishment Grant and Derelict Property Top-Up Grant, subject to application, eligibility and approval by the local authority.

Located in the countryside near Kilmeadan, the property offers a rural setting while remaining within convenient driving distance of Waterford City and its many amenities.

Heating is oil fired with a G Energy rating.
Services:
Mains Water - Septic Tank

An opportunity for builders, investors or purchasers seeking a complete renovation project in an established countryside setting.

BER G
Total Floor Area: 63m2

To view or make a bid contact RE/MAX Property Specialists 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.