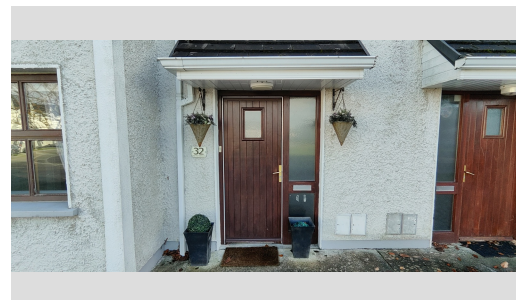


Billy Heffron Business Services
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32 Cois Na Habhann, Bonniconlon, Ballina

Starting Bid: €125,000.00



For sale by Billy Heffron Business Services 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.

32 Cois na Habhann, built in 2004, is a very well maintained, spacious 4 bedroom semi-detached house.

Virtual Tour - Copy and Paste the below link
<https://my.matterport.com/show/?m=rwuv9SZ8eyi>

It is located in a very pleasant and quiet, low density housing estate in Bonniconlon village, close to all amenities such as the national school, church, football pitch, community centre & shop.

It is only a 10 minute drive to Ballina. Bonniconlon has a population of approx 1000 with a very active community who work hard to keep the village vibrant and well presented. There are future plans for a Bonniconlon Community Park which would include an astro turf pitch with floodlights available for use year-round, a community walkway with low-level lights

that is biodiversity friendly and car parking facilities.

Bonniconlon is a rural village which hosts a hugely popular annual one day agricultural show on the bank holiday Monday in August, attracting over 30,000 people. A great place to live!

Downstairs accommodation comprises of hallway, large sitting room with open fire, good size WC, bright fitted kitchen with breakfast bar and a dining area with patio doors leading to a nice private back yard.

There is a closed off storage area under the stairs. Upstairs there are 4 bedrooms (master ensuite), a family bathroom and a hot press. Carpet on stairs and in all bedrooms. High quality wood flooring downstairs.

The back yard is very private and low maintenance and has a great size steel tech shed. The property has thermobead cavity wall insulation, and the attic has good insulation too. There is an intruder alarm installed. This property is an ideal family home or it would make a good investment as the market rent would be in the region of €1350- €1450 per month.

The property was never previously rented so the rent can be set to the market rent for any new tenancy.

Note. This property is assessed as low to medium risk overall for pyrite related damage. Mortgage candidates may find it difficult to get approval from their bank. Summary of findings; Blocks above DPC (damp proof course). Lab results show just above medium sulfur/pyrite readings in these blocks. The cement content was also high, which can contribute to elevated total sulfide readings in the analysis. Blocks below DPC (basement). These are not limestone based, no pyrite issue was identified in the below DPC blockwork. Visual condition- On inspection, the dwelling shows no evidence of cracking or distress indicative of pyrite expansion. Strength (crush) testing: The blockwork returned high compressive strength results (20 N/mm²), indicating the blocks are robust — approaching concrete like hardness. Moisture: The moisture content of the blocks was low, and the house has been well maintained — both factors reduce the likelihood of any pyrite activation. Risk nuance: While overall levels are low-to-medium, the proportion of the reactive (destructive) fraction in the above DPC blocks was relatively high in the test profile — hence the cautious classification. NOTE: These particulars are not to be considered a formal offer. They are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact.

BER C2 / BER No. 107443798
Floor Area 106.84 (m2)

To access the legal pack, please copy and paste the link below
<http://www.iamsold.ie/properties/4e8c8ff3ef1b439d98766f532e2b3962/auction-pack>

TO VIEW OR MAKE A BID Contact Billy Heffron Business Services 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.