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## **8 Iskaheen Park, Muff**

### **Starting Bid: €190,000.00**



For sale by Buchanans Estate Agents 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://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

A well-laid-out five-bedroom detached home offering excellent space both inside and out. The property also boasts a large, enclosed rear garden with a decking area.

Set in a highly convenient location, all local amenities are just a short stroll away, including shops, cafe, and primary school. Derry City is less than 10 minutes by car, providing easy access to a wider range of services, employment, and leisure options.

Please note:

The property has tested for elevated levels of free muscovite mica and is being offered to cash buyers only.

#### **FEATURES**

Five-bedrooms

Two spacious reception rooms

Large, enclosed rear garden with raised decking  
Well-proportioned accommodation  
Convenient location close to shops, café, and schools  
Less than 10 minutes by car to Derry City  
Tested for elevated levels of free muscovite mica – suitable for cash buyers only  
BER C1 / BER No: 107924086  
Energy Performance Indicator: 160.07 kWh/m<sup>2</sup>/yr

#### GROUND FLOOR ACCOMMODATION

Entrance Hallway  
4.98m x 1.95m  
Hardwood floor and under stairs storage.

Sitting Room  
4.96m x 3.87m  
Open fireplace and hardwood floor.

Family Room / Home Office  
4.95m x 3.25m  
High level units and laminate wood floor.

Kitchen/Dining Area  
5.98m x 4.16m  
High and low level units, electric hob and oven, worktop, tiled splash back, food preparation island and laminate wood floor.

Utility Room  
2.36m x 2.24m  
Low level units, sink and tiled floor and tiled splash back.

WC  
2.38m x 0.85m  
Wc and whb.

#### FIRST FLOOR ACCOMMODATION

Master Bedroom  
3.33m x 2.57m  
Built-in slide robe and laminate wood floor.

Ensuite  
3.10m x 1.07m  
Shower enclosure, electric shower, wc and whb, tiled floor and part tiled walls.

Bedroom Two  
7.55m x 3.21m  
Split level room with mezzanine floor seating area, laminate wood floor with carpet to the upper floor area.

Bedroom Three

3.37m x 2.67m  
Laminate wood floor.

Bedroom Four  
3.06m x 2.50m  
Laminate wood floor.

Bedroom Five  
2.50m x 2.47m  
Laminate wood floor.

Bathroom  
2.28m x 1.88m  
Bathtub, wc and whb, shower enclosure, tiled floor and part tiled walls.

TO VIEW OR MAKE A BID Contact Buchanans Estate Agents 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 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.