Sean O'Boyle Auctioneers & Valuers Ltd.
Main Street
Manorhamilton
Leitrim
t: 071 985 6886
email: info@oboyleproperty.ie

Apartment 3 Bakers Court, Ballyshannon

Starting Bid: €110,000.00







For sale by Sean O'Boyle Auctioneers & Valuers Ltd. 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.

Apartment 3 Bakers Court, Ballyshannon, Co. Donegal, F94H K13

Starting Bids €110,000

Compact 2 Bed Central Apartment - Ideal First Time Buy, Investment or Retirement location.

A most central, compact and well-maintained 2 bedroom apartment in the heart of Ballyshannon town. Ground floor apartment with own door entrance.

Located in the popular Bakers Court development just off the Bachelor’s Walk, this property offers superb convenience with all town amenities on your doorstep - shops, cafes, schools, pubs and transport links within a 2 minute walk. Low maintenance living at its best.

Accommodation:
Open Plan Living Area/Kitchen: Bright open plan living space with fitted kitchen units, ideal for modern living
2 Bedrooms: Good sized double bedrooms
Main Bathroom: Fully tiled with Bath, WC and WHB.

Features:
Extremely central location - walk to everything
Compact and easy to heat and maintain
Ideal for first time buyer, downsizer or investor - strong rental demand in Ballyshannon
Paved entrance
Own door entrance

Services: –
• Electricity – Mains
• Water – Mains
• Sewerage – Mains
• Heating – Electric
• Broadband – Available

BER Details:-
• BER - C3
• 203.22 kWh/m²/y
• 40.05 kgCO2 /m²/y
• BER No. 118096338

Ballyshannon is a most attractive and quaint coastal town which is steeped in history and culture and has easy access to numerous beaches, most recently connected to Bundoran via cycle path and walkway. All amenities and social outlets on the doorstep.

To view or make a bid contact Sean O'Boyle Auctioneers, 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.