Martin McGowan Properties
Drumboe Ave
Ballybofey
Donegal
F93 A461
t: 074 91 90090
email: martin@martinmcgowan.ie

Investment Yield Circa 13%, No. 3 Oakland Heights, Drumkeen

Starting Bid: €110,000.00







For sale by Martin McGowan Properties 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.

Excellent Value – 3 Bedroom Semi-Detached Home in a Superb Location

An excellent opportunity to acquire a 3-bedroom semi-detached home in a fantastic location, ideally positioned approximately equidistant between Letterkenny and Ballybofey.

Occupying an elevated site, the property enjoys a lovely degree of privacy to the rear, with a fully enclosed rear garden. The home is clean, tidy, cosy and ready for immediate occupation, while offering scope for a new owner to make some cosmetic improvements over time and put their own stamp on it.

The accommodation is well suited to family living and, having been built approximately 22 years ago, presents as a very reasonably maintained home. Some updating may be

desirable, such as replacing bedroom carpets and updating the kitchen doors, but these are relatively straightforward improvements that can be undertaken over time.

Important Information for Purchasers

Prospective purchasers should note that no defective concrete block testing has been carried out on this property.

There are properties in the surrounding area where defective concrete blocks have been confirmed, and accordingly purchasers should satisfy themselves fully regarding the construction and condition of this property before proceeding.

For this reason, and given the uncertainty surrounding the property's blockwork, the property is being offered for sale to cash purchasers only and is not considered suitable for purchasers requiring mortgage finance.

The asking price has been set with this consideration firmly in mind, and we believe the property represents an excellent opportunity for a purchaser who is in a position to proceed on a cash basis and who understands the circumstances.

The property displays only very slight visible cracking to areas of plaster, but purchasers are strongly advised to carry out whatever independent inspections and investigations they consider necessary before committing to the purchase.

For someone looking for an affordable home in a superb location, with a private garden and the opportunity to improve and personalise the property over time, this represents very attractive value for money.

A home that, with normal ongoing maintenance and care, offers the potential to provide comfortable accommodation for many years to come.

Entrance Hall. 4.73 by 2.16m

Laminated floor and walls painted, four tier light fitting to ceiling, carbon monoxide alarm.

Sitting Room 5.05 by 3.88m/*

Laminated floor and bay window to front, roller blinds on window, stainless steel pole, curtains, five tier decorative light to the ceiling, cornicing to the ceiling, contemporary fireplace with granite base, granite insert, and a wooden surround, mirror over, walls painted feature wall contrasting colour.

Closet (off hall) 0.89 by 0.43m

Carpet, walls painted, two hanging rails.

Kitchen / Dining 6.17 by 3.77m*

Floors tiled, walls painted, high and low level units, splashback tiled, low level electric oven,

four ring ceramic hob, single drainer stainless steel sink, integrated fridge freezer, 2/3 1/3, one window, patio doors to rear garden, with metal curtain pole over, two x four tier light fittings with low voltage lights to the ceiling.

Utility is 1.68 by 1.78m

Low level storage, plumbed and wired for a washing machine and a dryer, one window with pedestrian door leading to the side, floors tiled, walls painted.

WC, .69 by 1.46m

Floors tiled, walls painted, corner sink with splashback tiled, low level flush.

Landing 4.17 by 2.14m

Both of those are to the widest point. Attic access to the ceiling, floors carpeted, walls painted.

Master - Bedroom one to the front. 3.88 by 3.48m

Floors carpeted, one large window with a roller blind, TV point on the wall, storage off excluded in those measurements. Storage is measuring 0.9 by 0.59m, shelf to the top, hanging rail.

Ensuite to the widest point, 2.47 by 2.16m

Floors tiled, splashback area of sink is tiled, pedestal sink, one Velux, window, shower enclosure, fully tiled with a T 90 Z electric shower (extra wide enclosure).

Bathroom is 3.6 by 2.17m

Floors tiled. Splashback over bath is tiled. We have a bath, a pedestal sink, a low-level flush, one window shaver light, mirror. Splashback over sink is tiled also.

Bedroom two to the rear, 3.43 by 3.23m

Large window to the rear, roller blind, metal curtain pool, carpets, walls painted.

Bedroom Three 2.84 by 2.87m

Large window to the rear, roller blind, metal curtain pool, carpets, walls painted.

Features:

Driveway laid in tarmacadam.

Lawns to rear and front laid in grass.

Rear boundaries fully fenced.

Presented in Good condition.
*Measured to widest point

Total floor area: 112 sq. metres
BER: C
BER No: 119595601

To view or make a bid contact Martin McGowan Propertie 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.