

Devlinreagh, Carrigart

Starting Bid: €110,000.00



For sale by McBride Auctioneers via the [iamsold](https://iamsold.ie) 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.

Built in 2005, this charming home offers a warm and inviting layout with a cosy sitting room complete with open fireplace, a spacious kitchen/dining area, and a bright sunroom featuring large windows that capture stunning sea views.

The property comprises 3 bedrooms and a main bathroom, while outside boasts a garage, a generous front garden, a rear garden, and a beautifully landscaped seaside garden with lawns, shrubs, and Escallonia borders.

ACCOMMODATION

Entrance Porch

4.35m X 1.50m. L-shaped.

Sitting Room

3.80m X 3.42m.

Open fireplace and laminate floor.

Kitchen/dining area

5.20m X 2.25m.

Fitted kitchen, Belfast sink, Chinese skate floor. Solid fuel stove.

Sun Room

3.60m X 3.4m.

Chinese slate floor, large windows with sea views.

Bedroom No. 1

3.30m X 2.21m.

Fitted wardrobes to walls.

Bedroom No. 2

3.60m X 3.30m.

Carpet to floor.

Bedroom No. 3

3.70m X 3.50m.

Fitted wardrobe.

Bathroom

3.20m X 2.45m.

wc, wb, bath and a Triton shower. Wall and floor tiling and timber cladding to walls.

From the main hallway there's a Staighre to an attic space.

Outside garage

7.00m X 4.00m

with windows and hardwood door.

OTHER FEATURES

Slate roof

Double glaze uPVC windows and doors

BER D1 / BER No. 102104924

Floor Area 95.05 m2

SERVICES

Services include electricity and water mains, sewerage is to a septic tank within the boundaries to the south end of the site.

To access the legal pack, please copy and paste the link below

<http://www.iamsold.ie/properties/693a51808d8944f4b964a306fc47db7a/auction-pack>

TO VIEW OR MAKE A BID Contact McBride 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

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