

Buchanans Estate Agents
Main Street
Muff
Donegal
F93 H2TH
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3 Springfield, Muff

Starting Bid: €260,000.00



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

A delightful three bedroom detached bungalow extending to approximately 108 sq.m., with a detached garage.

The property is located in the heart of Muff village, and sits on a large mature plot with a beautiful south facing rear garden and patio area. All village amenities are on the door step, while Derry City is just a 10 minute drive by car.

This property would make an ideal family home.

FEATURES

Bungalow
3 bedrooms
Large private garden
Detached Garage

Dual oil fired central heating
PVC double glazed windows and doors
Central village location
Ideal family home
Built c. 1982
BER D1 / BER Number 117536342
Energy Performance Indicator 257.47 kWh/m2/yr

ACCOMMODATION

Porch
1.35m x 1.0m
Tiled floor.

Hallway
3.04m x 1.37m
Hot press and tiled floor.

Sitting Room
4.25m x 3.64m
Open fire with back boiler and laminate wood floor.

Kitchen / Dining Area
5.24m x 3.21m
High and low level units, gas hob, electric oven, sink and worktop.

Sunroom
6.05m x 2.93m
Tiled floor and double doors to rear garden.

Bedroom One
3.96m x 3.22m
Laminate wood floor.

Bedroom Two
4.10m x 2.99m
Carpet floor.

Bedroom Three
3.34m x 3.08m
Laminate wood floor.

Bathroom
3.12m x 1.89m
Bathtub, shower enclosure, wc, whb, tiled floor and walls.

DIRECTIONS

By putting the Eircode F93 TP77 into Google maps on your smart phone the app will direct interested parties to this property.

TO VIEW OR MAKE A BID Contact Buchanans Estate Agents 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.

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