

Buchanans Estate Agents
Main Street
Muff
Donegal
F93 H2TH
t: 074 93 00993
email: info@buchanans.ie

7B Crawford Square, Moville

Starting Bid: €75,000.00



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.

7B Crawford Square enjoys a convenient setting just a short stroll from local shops, cafés, and all the amenities of Moville town centre. This two-bedroom first-floor apartment, accessed via a ground floor porch, features a bright sitting room with a stove burner, a spacious kitchen/diner, two generously sized bedrooms, and a shower room. The interior is warm and welcoming throughout.

Set along the renowned Wild Atlantic Way, it represents an excellent affordable retreat from which to enjoy the charm of Moville while exploring its scenic coastal walks and nearby sandy beaches.

FEATURES

- Short stroll to town amenities
- On the Wild Atlantic Way
- OFCH

- PVC double glazing
- Stove burner

Ground Floor

Porch: 0.88m x 0.86m
Hardwood floor.

First Floor

Hallway: 3.77m x 0.87m
Hotpress with shelving and carpet floor.

Sitting Room: 3.77m x 2.97m
Stove burner and hardwood floor.

Kitchen/Dining Area: 3.18m x 2.97m
High & low level units, stainless steel sink unit, tiled floor, electric hob oven.

Bedroom One: 3.60m x 2.77m
Hardwood floor.

Bedroom Two: 3.77m x 1.74m
Hardwood floor.

Shower Room: 1.96m x 1.56m
Shower enclosure with tiled walls, wc, whb, tiled floor.

BER DETAILS

BER: C3
BER No: 118488220
Energy Performance Indicator:
210.44 kWh/m²/yr

DIRECTIONS

By putting the Eircode F93 CW47 into Google maps on your smart phone the app will direct interested parties to this property.

DISCLAIMER

These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. All room measurements are approximate. We have not tested the heating or electrical system. Prospective purchasers should also satisfy themselves as to any information contained therein, the structural condition of any property and that boundaries are correct (where applicable).

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.