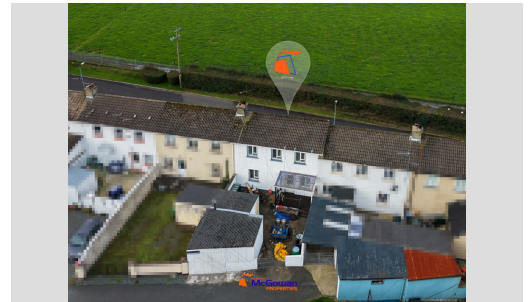


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535 The Curragh, Killygordon

Starting Bid: €115,000.00



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.

Well-Presented 3 Bedroom Terrace Home – 535 The Curragh, Killygordon --

Situated in the mature and established residential development of The Curragh, Killygordon, this well-presented three-bedroom two-storey terrace home offers an excellent opportunity for first-time buyers, young families or those looking for a comfortable, easily maintained home.

The property enjoys a very good C energy rating, is easily heated and is ready for immediate occupation. The accommodation is complemented by an oil-fired central heating system and a back-boiler stove, providing an additional source of heat.

Externally, the property is particularly low maintenance, with no grass to cut, off-street parking to the rear and two useful outbuildings providing excellent storage. To the front, the property enjoys an attractive green-field aspect, with an open outlook towards the main

Stranorlar-Lifford road.

With low annual property tax, manageable heating costs and very little external maintenance, this is a home that should appeal to those looking for a straightforward, comfortable and affordable property in a well-established location.

Ready to occupy and worth viewing.

Entrance Hall

- Dimensions: 2.28m x 1.8m.
- Specifications: Tiled floors, painted walls with a dado rail, painted ceiling.
- Fixtures: 2D centre light fitting, one smoke alarm, PVC glazed door with a partially glazed side panel.

Sitting Room

- Dimensions: 4.9m x 3.75m.
- Specifications: Laminated floor, painted ceiling, wallpapered walls.
- Fixtures: Large front window, one rear window, five-tier decorative centre light fitting.
- Heating: Mahogany surround fireplace with a cast iron insert and a back boiler open fire.
- Storage: Hot press located in the corner.

Kitchen

- Dimensions: 3.71m x 2.5m (at widest point).
- Specifications: High and low-level units, one and a half bowl single drainer sink, oak pelmet matching the kitchen units over the window.
- Appliances: Four-ring gas hob, low-level electric oven, free-stand fridge freezer with extractor above.
- Features: Breakfast bar, storage under-stairs storage.

Bathroom

- Dimensions: 2.25m x 1.78m.
- Specifications: Fully tiled walls and floor (tiled to ceiling).
- Fixtures: Triton T80si electric shower, extra-large enclosure with glazed sides, wash hand basin set in a vanity unit, low-level flush WC.

Bedroom 1 (Front)

- Dimensions: 4.86m x 2.69m.
- Specifications: Laminate floor, painted walls.
- Fixtures: Large front window, one rear window, metal curtain poles.

Bedroom 2 (Rear)

- Dimensions: 2.8m x 2.37m.
- Specifications: Laminate floor, painted walls.
- Fixtures: One window with vertical blinds and metal curtain poles.

Bedroom 3

- Dimensions: 3.76m x 2.36m.
- Specifications: Laminate floor, painted walls.
- Fixtures: Large window with wooden curtain poles.
- Storage: Includes a walk-in storage closet measuring 1.0m x 1.42m.

Exterior & Outbuildings

- Rear Area: Concreted back streets, fuel store, and 2 no. of small sheds.
- Boundaries: Walled on all sides with a galvanized gate at the back.
- Sun Trap/Enclosure: A second rear area measuring 3.3m x 2.4m, enclosed with PVC clear roofing.

Compliance Notes

- Fire Safety: One smoke alarm noted in the entrance hall.
- Glazing: PVC glazed entrance door and side panels installed.
- Heating System: Back boiler confirmed within the sitting room fireplace. Along with oil fired central heating.

Shed: 3.5m x 2.57m. Features a concrete floor, screened walls, one workbench, and shelving.

Utilities: Contains an oil burner and is plumbed for a washing machine.

External: Includes a new oil tank.

Second Shed: Measures approximately 4.6m x 4.0m (average due to varying angles). Constructed with corrugated sheeted walls and a concrete floor.

BER: C

SIZE: 75m²

To view or make a bid, contact Martin McGowan Properties or [iamsold](http://iamsold.com), 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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