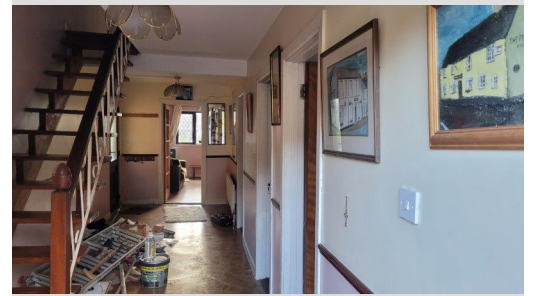


Sean O'Boyle Auctioneers & Valuers Ltd.
Main Street
Manorhamilton
Leitrim
t: 071 985 6886
email: info@oboyleproperty.ie

The Old Boathouse, Roshine Road, Killybegs

Starting Bid: €50,000.00



For sale by Sean O'Boyle Auctioneers 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.

This is a detached property which was built on the grounds of another larger property which has shared access off the public road. Located on the Roshine Road, in the vibrant fishing town of Killybegs. The property has its own independent folio - DL 75537F .

Whilst in need of total refurbishment this property offers vast accommodation comprising Kitchen, Sitting room, WC, 2 Shower rooms, 2 ground floor Bedrooms and a further 4 Bedrooms on the first floor.

Killybegs is a most attractive fishing village in West Donegal, Ireland. Well known for its fishing industry, and often has cruise ships visit the port which creates a great vibrancy. The harbour is picturesque and offers stunning views, especially during sunset. Also a hub for local crafts, shops, and cafes in this charming village.

All amenities available, making this a most attractive destination to live in and visit.

Note services need reconnecting.

Electricity – Note not connected and a new connection will be necessary

Water – New connection will be necessary

Sewerage – Mains

Heating – OFCH previously in place (cannot establish if working).

BER F / BER number – 107327884

kWh/m²/yr – 416.66

kgCO₂/m²/yr –100.36

Floor area: In the region of 140 m sq

Freehold Property as described in Folio DL 75537F, Plan C4882

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

<http://www.iamsold.ie/properties/8a677f7a72404f768dc5da1dd389803f/auction-pack>

TO VIEW OR MAKE A BID Contact Sean O'Boyle 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

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 firm's 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.