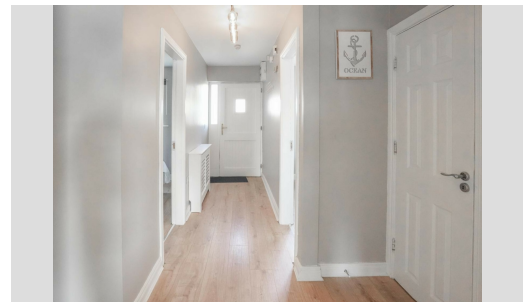
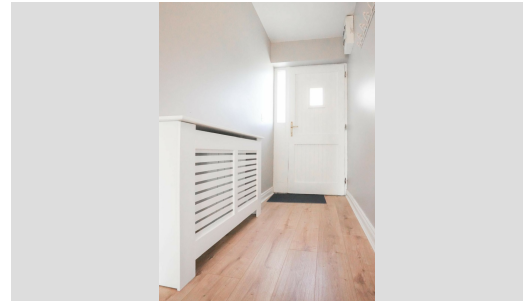
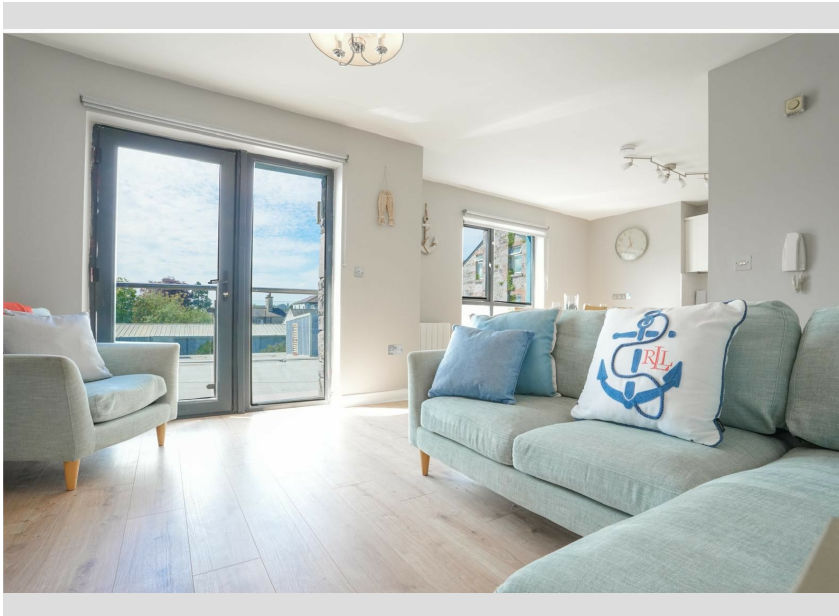


Olivia Needham Property
18 Castlebar Street
Westport
F28 X590
t: 098 290 70
email: needhamproperty@gmail.com

Apartment 12 The Old Foundry, The Church Lane, Ballinrobe

Starting Bid: €195,000.00



For sale by Olivia Needham Property 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.

We are pleased to present this modern, three-bedroom apartment, ideally located in the heart of Ballinrobe's town centre within a well-maintained, private, and secure complex.

Situated in The Foundry complex, this property enjoys a prime location with private parking and lift access. The apartment is both visually impressive and immediately inviting.

Accommodation includes:

Spacious open-plan living/kitchen/dining area

Three bedrooms, including a generous master with en-suite

Main bathroom

Hot press

Two storage rooms

This home benefits from excellent access to local amenities, with supermarkets, traditional and modern pubs, and a selection of fine restaurants nearby. Both primary and secondary schools are within walking distance.

The apartment features two balconies — one to the rear overlooking the local library and one to the front — adding valuable outdoor space. It's an ideal low-maintenance home for town-centre living and would also make an excellent investment or starter property.

Features

Electric heating

Recently upgraded bathrooms

Newly fitted kitchen with integrated appliances (oven, dishwasher, and fridge)

BER C1 / BER No. 116491747

Floor area: 90.97 m²

Location:

Ballinrobe is renowned for its excellent sporting facilities and is an angler's paradise, with Lough Mask, Lough Corrib, and Lough Carra nearby. It also boasts the famous Ballinrobe Racecourse and the award-winning Ballinrobe Golf Club. The town is just 30 miles from Galway and 20 miles from Castlebar, Westport, and Knock International Airport.

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

<http://www.iamsold.ie/properties/8bb7cdf55eb48f1858d898db7274281/auction-pack>

TO VIEW OR MAKE A BID Contact Olivia Needham Property 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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