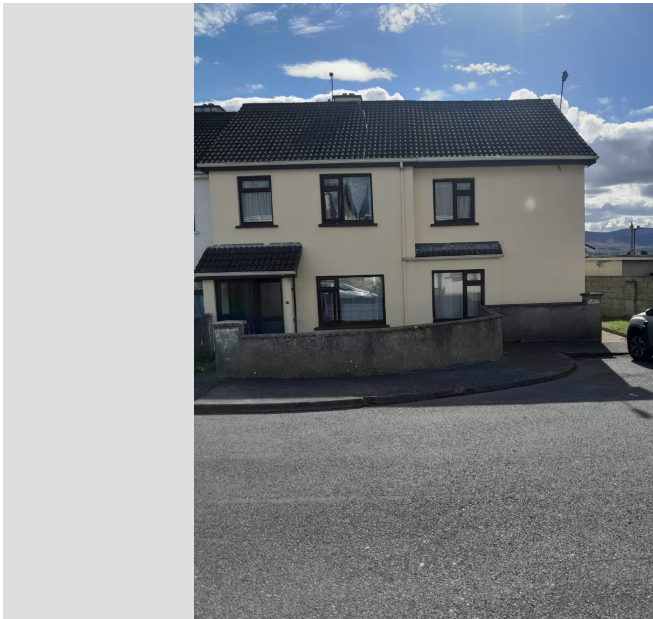


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## **24 & 24a Fountain Court, Tralee**

### **Starting Bid: €240,000.00**



For sale by William Hennigan Auctioneer 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](http://iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to present to the market 2 adjoining properties located in Tralee town close to all amenities. Sold with Tenants Unaffected.

The properties offer prospective purchasers exceptional value with long term guaranteed rental returns. They are sitting tenants in the properties and the properties are to be sold under auction agreement with the tenants rights unaffected.

Property 1 (79 sq mts) 24 Fountain Court - consists of kitchen/dining room, sitting room, 3 bedrooms, utility room and bathroom.

BER E1 / BER No. 118760321

Floor Area 79.18 (m2)

Property 2 (79 sq mts) 24A Fountain Court - consists of kitchen/living room, sitting room, 3 bedrooms and shower room/toilet.

BER D2 / BER No. 109859801  
Floor Area 76.68 (m2)

Both properties have oil fired central heating and small gardens and are ready to go.

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

<http://www.iamsold.ie/properties/94a35e3f18794d6dad6fa87f22f2f041/auction-pack>

TO VIEW OR MAKE A BID Contact William Hennigan Auctioneer or iamsold, [www.iamsold.ie](http://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.