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## **4 Ceide Court, Ballycastle**

**Starting Bid: €40,000.00**



For sale by Edel Rolston 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.

### **CASH BUYERS ONLY**

Located in the heart of the picturesque village of Ballycastle, No. 4 Céide Court offers a unique opportunity for builders, investors, or DIY enthusiasts to transform a property with immense potential.

This three-bedroom semi-detached home is situated just a short drive from the breathtaking Mayo coastline and the landmark Downpatrick Head.

### **Key Features**

**Prime Coastal Location:** Nestled near the rugged beauty of the Atlantic, offering a gateway to North Mayo's famous scenery and beaches.

**Spacious Layout:** The ground floor features an entrance hall leading to a living room with an

open fireplace and a bright kitchen/dining area to the rear.

Three Bedrooms: The upper floor comprises three bedrooms and a family bathroom.

Outdoor Space: Includes a front courtyard area and a garden to the side/rear, providing space for potential extension or landscaping.

The Ultimate Project: This home is a blank canvas requiring comprehensive internal and external refurbishment, ideal for those looking to add significant value.

#### Accommodation

##### Entrance Hal

Leading to all primary ground floor rooms.

##### Living Room

Features a central fireplace and large window.

Kitchen/Dining Area: Located at the rear with access to the backyard.

##### Master Bedroom

Well-proportioned with views of the surrounding countryside.

##### Family Bathroom

Fully tiled with a three-piece suite.

Ballycastle is a charming village offering local amenities including shops, traditional pubs, and a primary school. It is the perfect base for exploring the Céide Fields and the many hiking and fishing spots along the coast.

BER D2 / BER No. 104459839

Floor Area 84.7 (m2)

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

<http://www.iamsold.ie/properties/a15cc689e4b542f4a598d54c81c760bf/auction-pack>

NOTE: Given the high level of cracking visible on the property, we are assuming there are deleterious materials present. In this light, the property will be sold as seen and will not qualify for a mortgage.

## 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,

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