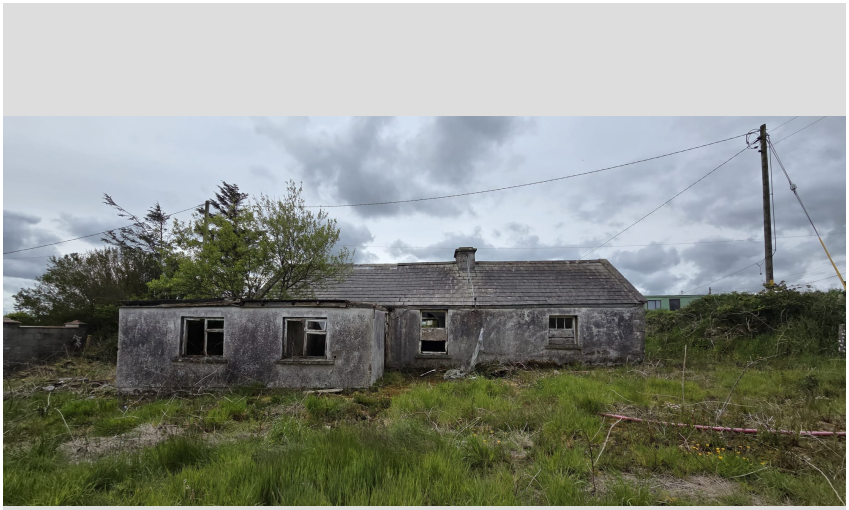
Edel Rolston Auctioneers
Main Street
Trotts
Enniscrone
Sligo
t: 096 36 288
email: info@edelrolstonproperty.ie

Ballinlena, Carrowmore Lacken

Starting Bid: €45,000.00







For sale by Edel Rolston Auctioneers via the iamsold Bidding Platform
Traditional Coastal Cottage with Exceptional Potential

A rare opportunity to acquire a traditional three-room derelict cottage with a flat-roof extension, ideally situated in the scenic coastal area of Carrowmore Lacken, Ballina. Set against a beautiful coastal backdrop, this property is ripe for a complete restoration or redevelopment project. While currently uninhabitable and requiring total refurbishment, it offers immense potential to create a bespoke seaside home or holiday retreat.

Key Features

Traditional Character: Features a classic layout including a three-room main cottage structure and a vintage fireplace.

Extension: Includes a flat-roof extension to the rear, offering an established footprint for further expansion.

Grant Eligibility: The property may qualify for the Vacant Property Refurbishment Grant or the Derelict Property Top-Up Grant, subject to the purchaser satisfying the relevant local authority criteria.

Coastal Location: Situated just a short distance from the sea in the highly sought-after Carrowmore Lacken area.

Elevated View Potential: While the ground floor does not currently possess a direct sea view, the addition of a second story (subject to obtaining the necessary planning permission) could unlock stunning, panoramic vistas of the nearby coastline.

Located in the peaceful townland of Carrowmore Lacken, near Ballina, this property is perfect for anyone looking to embrace coastal living. Surrounded by dramatic West of Ireland scenery, local beaches, and scenic walking trails, it offers a tranquil rural escape while remaining within easy reach of Ballina's main amenities.

Viewing Note: Due to the derelict nature of the building, extreme caution must be taken during site visits. All viewings are strictly by appointment.

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.

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 firms 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.