

Franklins Estate Agency
23-26 Academy Court
Letterkenny
Donegal
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Slavery, Buncrana

Starting Bid: €127,500.00



For sale by Franklins Estate Agency 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.

Derelict Residential Property with Apartment - A Classic Fixer-Upper with Significant Grant Potential

Highlights:

- 2-bed house plus 1-bed self-contained apartment
- Full first floor suitable for conversion (subject to planning)
- Complete renovation required
- Strong grant potential (subject to approval)
- Oil-fired central heating
- Main water / Mains sewage
- Power disconnected
- Not tested for defective concrete blocks
- Sold as seen

This roadside bungalow at Slavery, just 1.5 miles from Buncrana town centre, presents an excellent opportunity for cash buyers, investors, or owner-occupiers seeking a full renovation project. Constructed in 1994 and vacant since 2004, the property qualifies as a derelict / vacant home and may be eligible for the Vacant Property Refurbishment Grant and SEAI grants, offering potential funding of up to €100,000 (subject to application, eligibility, and compliance). This makes it an attractive prospect for those intending to occupy the property or rent it long-term.

The property is being sold as seen and has not been tested for defective concrete blocks. As such, it is best suited to cash buyers.

The accommodation is arranged as follows:

Main Residence;

Hardwood fully glazed front door with glazed side panel to;

Entrance Hallway

5.36m x 5.87m

pine laminate flooring, hot press, loft access, door to;

Living Room

3.58m x 4.78m

tiled fireplace with open fire, pine timber flooring, door to;

Kitchen / Dinette

3.81m x 7.12m

plumbed & ready for full kitchen fit-out, tiled flooring, door to;

Rear Hallway

Barclay`s hardwood door to exterior, door to;

Utility Room

2.81m x 1.63m

tiled flooring, plumbed for washing machine & wired for tumble dryer

WC

plumbed for toilet & wash hand basin

Bedroom 1

3.27m x 3.61m (front)

laminated timber flooring, door to;

En Suite

2.08m x 1.03m

white two-piece suite with separate fully tiled shower enclosure, tiled splashback to wash hand basin, tiled flooring

Bedroom 2

3.80m x 3.06m (rear) laminated timber flooring

Family Bathroom

2.61m x 1.95m

plumbed & ready for fit-out

First Floor

Large attic space suitable for conversion into additional accommodation, subject to planning permission

Self-Contained Apartment:

Fully glazed PVC door into
Kitchenette

3.08m x 2.46m

oak wall & base units, tiled splashback, stainless steel sink, electric oven with extractor
hood, tiled floor, door to;

Inner Hallway

1.01m x 4.03m

painted flooring

Living Room

4.22m x 4.81m

painted flooring, red brick fireplace with open fire, hot press

Bedroom

3.07m x 3.08m

floor-to-ceiling built-in wardrobes, pine timber flooring, TV point

Shower Room

1.90m x 1.64m

white two-piece suite with a separate fully tiled shower enclosure, tiled floor, Groflex wall
panels

Outside:

Extending to approximately 0.3 acres, the grounds are largely uncultivated at present &
somewhat overgrown, however they offer excellent potential to be landscaped into a
substantial lawn or garden area. The property also benefits from extensive road frontage,
adding further appeal and potential.

Shed 1; 3.09m x 2.63m

Shed 2; 3.09m x 2.63m

Directions:

County Donegal`s second most populous town of Buncrana (pop. 6,971) is perched on the
eastern shores of the glacial fjord of Lough Swilly and is the gateway to the wild and
spectacular Inishowen peninsula. This historic town, nestled between mountains and sea on
the Wild Atlantic Way boasts an excellent range of shops, restaurants, bars, cultural
activities and annual festivals. With easy and regular bus connectivity, it is an ideal remote
working location or commuter town to the employment hubs of Derry (26km) and
Letterkenny (42 km).

Buncrana is home to three primary and three post primary schools including one through
the medium of Irish.

There are few spots in Ireland more ideally situated to indulge in outdoor activities with
some of Donegal`s most beautiful beaches, golf courses and coastal and hill walks right on
your doorstep. The jewel in the crown is Lisfannon Blue Flag Beach with an impressive 5km
of golden sand. A walk along the shoreline passes the ruins of the 14th century
O`Doherty`s Keep Norman Castle, the impressive 18th century Buncrana Castle and the
picturesque six arched bridge across the river Crana. The shoreline trail weaves a further

6km along Buncrana Bay, passing the small coves and beaches of Lady`s Bay, Porthaw, Straghill and Linsfort with spectacular views out across Lough Swilly, which is said to have inspired the composition of Amazing Grace!

Golfing enthusiasts can enjoy a game at Ireland`s oldest 9 hole links course Buncrana Golf Club or on the equally historic 18-hole North West Golf Links while lovers of the water are spoiled for choice with a vast range of water sports on the River Crana and in the sea that surrounds the peninsula on three sides. For bird watchers, the paradise that is Inch Island beckons and if you venture a little deeper into the truly sublime Inishowen peninsula - often described as Ireland in miniature - you may well encounter bears and wolves enjoying a natural habitat at Wild Ireland and alpacas grazing the hills above Five Finger Stand, close to Ireland`s most northerly point of Malin Head.

By putting the Eircode F93 D4EP into Google maps on your smart phone the app will direct interested parties to this property.

BER G / BER No 119187698
Floor Area 101.556 (m2)

To access the legal pack, please copy and paste the link below
<http://www.iamsold.ie/properties/b34fa797a8c140ffbd99e80d680bcbbb/auction-pack>

eircode: F93D4EP

TO VIEW OR MAKE A BID Contact Franklins Estate Agency 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 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.

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