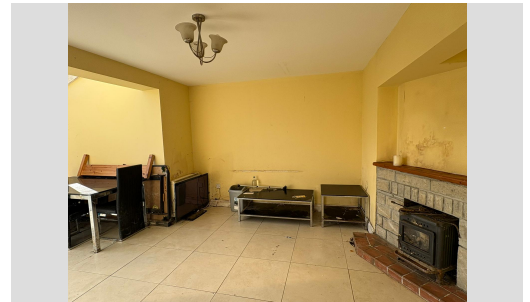


**Sherry FitzGerald Mangan**  
**Church Hill**  
**Clifden**  
**Galway**  
**t: 095 21888**  
**email: amangan@sfmangan.com**

## **60 Clifden Glen, Clifden**

### **Starting Bid: €130,000.00**



For sale by Sherry FitzGerald Mangan 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.

This fine 3 bed detached property is ideally located in the ever popular Clifden Glen estate.

The lodges which extend to approximately 83 square meters comprise of an open plan kitchen / living / dining with open fire and three bedrooms (one ensuite).

With over one hundred private residences sharing a 190 acre estate, Clifden Glen offers an ideal location to enjoy Connemara and all the amenities that the lovely town of Clifden has to offer.

The renowned beaches at Gurteen and Dogs Bay are a short drive away. Bordered by the Owenglin River, the development is a mix of furnished detached three bedroomed lodges and semi detached one bedroomed cottages, in a completely safe environment.

Clifden Glen is a fully serviced and managed development having recently benefited from a

major onsite upgrade.

Facilities include three tennis courts, children's playground, mini golf, hill walking, club house and club bar (in season). There is some rental potential if purchasers wish to explore this option. It is the ideal location from which to enjoy the magnificent natural environment of sea, mountain, lake, river and the truly spectacular views of the renowned Connemara landscape.

Kitchen/dining/living Room

5.66 x 5.56

With wood burning stove

Bedroom 1

3.78 x 3.19

En-Suite Bathroom

2.17 x 2.0

Bedroom 2

3.78 x 3.28

Bedroom 3

3.19 x 1.9

Bathroom

2.13 x 1.82

BER D2 / BER No. 100451913

Floor Area: 79.56 (m2)

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

<http://www.iamsold.ie/properties/b46ea07b390147a3b4f795e32d41fa5e/auction-pack>

TO VIEW OR MAKE A BID Contact Sherry FitzGerald Mangan 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.

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