

## **17 Longstone Park, Portrane**

### **Starting Bid: €375,000.00**



For sale by Property Team Nolan & Fahy Auctioneers via the [iamsold](https://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://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 this ideally located 3-bedroom end-terrace home, nestled in a quiet cul-de-sac just a short stroll from the scenic Portrane beach.

While 17 Longstone Park was constructed in the mid-1960s and may need of some modernisation, it offers a superb opportunity for buyers to put their own stamp on a spacious and well-positioned home in a desirable coastal location.

The accommodation comprises a welcoming entrance hall, living room, kitchen/dining area, three bedrooms, and a main family bathroom. The home benefits from a generous side entrance, providing excellent potential for extension (subject to planning permission), and a private south-facing rear garden that enjoys day-long sunshine.

Additional features include off-street parking, cul-de-sac setting, and close proximity to local schools, shops, public transport, and the natural beauty of the nearby coastline. This

property will appeal to a range of buyers including first-time purchasers, those looking to trade up, or investors seeking a strong rental opportunity.

With solid bones and an enviable location, 17 Longstone Park is bursting with potential — an ideal canvas for creating a modern family home by the sea.

Viewing is highly recommended.

Additional Info.

3 Bedroom end-terrace with Half brick front elevation.

Large side entrance.

South facing.

Close to Portrane beach.

Off street parking.

Cul de sac.

BER E1 / BER No. 100733195

Floor Area 111.85 (m2)

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

<http://www.iamsold.ie/properties/b5cab921c6244941811c60e9da714a0f/auction-pack>

TO VIEW OR MAKE A BID Contact Property Team Nolan & Fahy Auctioneers 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.