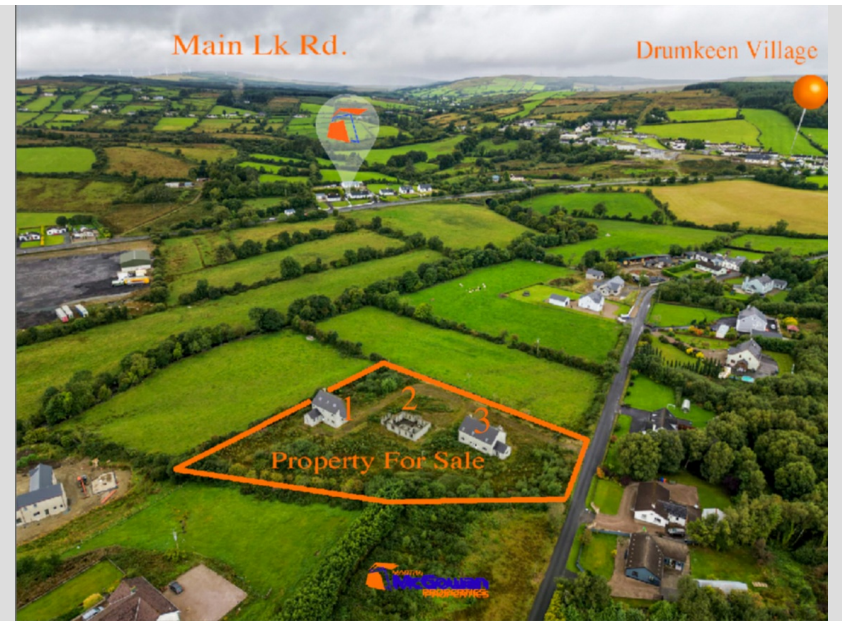
Martin McGowan Properties
Drumboe Ave
Ballybofey
Donegal
F93 A461
t: 074 91 90090
email: martin@martinmcgowan.ie

No. 2, Callinacor, Drumkeen

Starting Bid: €35,000.00



For sale by Martin McGowan Properties 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. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

THREE HOUSES – AVAILABLE INDIVIDUALLY – FROM €35,000

Exceptional Builder / Developer Opportunity – Callinacor, Drumkeen, Co. Donegal

A rare opportunity to acquire one or more of three partially constructed detached houses in an excellent location in Drumkeen, ideally positioned between Letterkenny and Ballybofey/Stranorlar.

The properties are available for purchase individually as follows:

- House 1 – €70,000
- House 2 – €35,000
- House 3 – €35,000

The three properties are being marketed together for convenience, with photographs showing the overall development and surrounding setting. Each house is being offered as a separate opportunity, allowing a self-builder, cash buyer, builders or developers to acquire a single property or multiple properties depending on their requirements.

House 1 is substantially constructed, roofed and weather-sealed and benefits from brand-new triple-glazed windows and external doors, which are included in the sale and can be fitted by the new purchaser. We have been advised that the external walls have a high level of mica and the outer leaf would need to be replaced, internal walls are thought to be ok.

The remaining two houses No.s 2 and 3 are at an earlier stage of construction and may require demolition and/or redevelopment, subject to the purchaser's own assessment, planning requirements and professional advice.

This is an excellent opportunity for a self-builder, cash buyer, builders, developers or experienced purchasers looking for a relatively small-scale project in a highly accessible location between Letterkenny and Ballybofey/Stranorlar at a relatively low entry cost.

The site enjoys a superb location, providing convenient access to both Letterkenny and Ballybofey/Stranorlar, making it particularly attractive for those seeking a rural setting while remaining within easy reach of major employment, retail and service centres. Local amenities are close at hand, with a school and church within a short drive, while the surrounding area offers a strong residential setting and excellent connectivity.

Viewing is highly recommended to appreciate the individual properties, their potential and the overall location.

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.