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## **1 Woodside, Ballyliffin Road, Carndonagh**

**Starting Bid: €99,950.00**



For sale by Buchanans Estate Agents 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.

A generously proportioned five-bedroom detached home located on the Ballyliffin Road, just a short distance from Carndonagh Town. Extending to approximately 165 sq.m, the property enjoys a convenient setting along the Wild Atlantic Way. A wide range of local amenities—including shops, bars, and cafés are just a two-minute drive away.

Please note, the property shows cracking to external walls and is suspected to contain defective concrete blocks.

Suitable for cash buyers only.

### **FEATURES**

Five-bedroom detached home extending to approximately 165 sq.m  
Located on the Ballyliffin Road, just outside Carndonagh Town  
Situated along the scenic Wild Atlantic Way

Close to local amenities including shops, bars, and cafés (2-minute drive)  
Suspected defective concrete blocks - cash buyers only  
BER C2 / BER No. 106576531  
Energy Performance Indicator: kWh/m<sup>2</sup>/yr  
Floor Area 165.51 m<sup>2</sup>

## GROUND FLOOR ACCOMMODATION

Entrance Hallway: 5.80m x 2.48m  
Laminate wood floor.

Sitting Room: 4.76m x 4.07m  
Open fireplace and carpet floor.

Kitchen/Dining Area: 5.59m x 3.77m  
High and low level units, electric hob and oven, worktop

Utility Room: 2.50m x 2.48m  
Low level units, sink and tiled floor and tiled splash back.

WC: 2.49m x 1.27m  
Wc and whb.

Bedroom One: 4.17m x 3.76m  
Carpet floor.

Ensuite: 1.87m x 1.68m  
Shower enclosure, wc and whb.

Bedroom Two: 4.16m x 4.08m  
Carpet floor.

## FIRST FLOOR ACCOMMODATION

Landing: Hotpress and carpet floor.

Bedroom Three: 4.18m x 3.42m  
Carpet floor.

Ensuite: 1.87m x 1.76m  
Shower enclosure, wc and whb.

Bedroom Four: 5.33m x 2.86m  
Carpet floor.

Bedroom Five: 3.29m x 2.46m  
Carpet floor.

Bathroom: 2.57m x 1.62m

Bathtub, wc and whb.

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

<http://www.iamsold.ie/properties/c52bb718516c4ce191fbac1b986f2749/auction-pack>

TO VIEW OR MAKE A BID Contact Buchanans Estate Agents or iamsold, [www.iamsoldni.com](http://www.iamsoldni.com)

## 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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