

Buchanans Estate Agents
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Muff
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64 Wheatfield, Muff

Starting Bid: €140,000.00



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 spacious three-bedroom semi-detached chalet bungalow extending to approximately 123 sq.m. occupying a generous corner site within a quiet cul-de-sac. The property is well presented and features a contemporary high-gloss fitted kitchen, two reception rooms, a large raised decking area to the rear, and an extensive front garden offering excellent outdoor space.

Conveniently located within walking distance of Muff village amenities and with Derry City just a short drive away.

The property is being sold with a sitting tenant in place. Viewing is strictly by appointment only

FEATURES:

- Two reception rooms
- Three bedrooms
- Very well presented
- Large raised decking area to rear
- Oil fired central heating
- Double glazed windows and doors
- Tarmac driveway
- Convenient location
- Spacious accommodation

GROUND FLOOR ACCOMMODATION:

Ground Floor;

Hallway: 6.07m x 2.01m

Tiled floor, under stair storage, hot press.

Sitting Room: 4.77m x 3.77m

Feature open fire, laminate wood floor.

Kitchen / Diner: 3.95m x 3.76m

High and low level gloss finished units, sink, food prep island, tiled floor and splashback, electric hob and oven, integrated dishwasher.

Utility: 1.67m x 1.87m

Sink, low level unit, tiled floor and splashback.

Bedroom 1: 2.87m x 3.87m

Laminate wood floor, double doors to rear.

Bathroom: 2.53m x 2.20m

Bath tub, shower, WC, WHB, tiled floor.

Bedroom 2: 2.52m x 3.28m

Laminate wood floor.

First Floor:

Landing;

Storage cupboard, carpet floor.

Bedroom 3: 4.86m x 3.81m

Built-in robes, laminate wood floor.

Bedroom 4: 2.57m x 4.73m

Built-in robes, laminate wood floor.

Shower Room: 2.05m x 1.54m

Shower enclosure, WC, WHB, part tiled walls.

BER DETAILS

BER: C2

BER Number: 107231854
Energy Performance Indicator: 187.11 kWh/m2/yr

DIRECTIONS:

By putting the Eircode F93 HF58 into Google maps on your smart phone the app will direct interested parties to this property.

DISCLAIMER

These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. All room measurements are approximate. We have not tested the heating or electrical system. Prospective purchasers should also satisfy themselves as to any information contained therein, the structural condition of any property and that boundaries are correct (where applicable).

To view or make a bid, contact Buchanans Estate Agents 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.