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## **Ballycormack, Shanagolden**

### **Starting Bid: €115,000.00**



For sale by DNG Declan Woulfe 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.

DNG Declan Woulfe in conjunction with the [iamsold](https://www.iamsold.ie) Bidding Platform are delighted to bring to the market this centrally located, cosy 2 bedroom semi-detached residence located in the village of Shanagolden. To the front and rear of the property, there is an enclosed wall boundary with a low maintenance gravel and chip driveway. Accommodation comprises of an open plan kitchen/dining/ living area, kitchen, utility, two bedrooms and a bathroom. The property is ideally located within walking distance of all amenities, including primary school, bus stop, sports clubs, supermarket, pubs/restaurant etc. Perfect for commuters as it lies 37km south of Limerick City as well as being within 3km to the new proposed motorway from Foynes to Limerick City.

Features:

- OFCH
- Mains Services
- Double Glazing throughout

- Side Access Gate
- Gravel & Chip Driveway
- Rear Concrete Fence
- Fuel/Storage Shed
- Not overlooked at the rear

BER: F  
BER No. 119125433  
Floor Area: 55.89 m<sup>2</sup>

To view or make a bid, contact DNG Declan Woulfe 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.