

Buchanans Estate Agents
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Muff
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11 The Links, Greencastle

Starting Bid: €185,000.00



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 well-presented four-bedroom semi-detached home extending to approximately 125 sq.m., offering bright and spacious accommodation throughout. The property enjoys a large private rear garden and is conveniently located close to Greencastle Golf Club and the amenities of Greencastle village, while Stroove Beach is just a short drive away.

Situated along the world-famous Wild Atlantic Way, the surrounding area is renowned for its secluded beaches, scenic coastal walks and championship golf courses. With the unspoilt Inishowen landscape on the doorstep, this property would make an ideal family home, holiday retreat, rental investment or permanent coastal residence.

***EXTRACT FROM CONCRETE BLOCK REPORT**

“The compressive test results have indicated strengths of Core 4 , 18.7 N/mm².
SEM analysis of the binder of sample 1 quantifies the average content of free muscovite

mica at 6%

by volume of cement paste.

The concrete should be considered as displaying NEGLIGIBLE Risk to deterioration from sulphide degradation."

FEATURES:

- 4 bedrooms / 2 bathrooms
- Large private rear garden
- Minutes from Greencastle Golf Club
- Close to Stroove Beach
- Wild Atlantic Way location
- Bright, spacious accommodation
- Ideal home or investment
- Approx. 125 sq.m.

ACCOMMODATION:

Hallway: 5.30m x 2.98m

Hotpress, tiled floor.

Sitting Room: 3.87m x 4.87m

Open fireplace, carpet floor.

Kitchen / Diner: 6.93m x 3.79m

High + low level units, electric hob + oven, tiled floor + splashback.

WC: 1.55m x 1.37m

WC, whb, tiled floor.

Master Bedroom: 3.66m x 3.19m

Built-in robes, carpet floor.

Ensuite: 2.58m x 0.91m

Shower enclosure, electric shower, part tiled wall, WC, whb.

Bedroom 2: 3.90m x 3.11m

Walk-in closet, carpet floor.

Bedroom 3: 3.59m x 2.35m

Carpet floor.

Bedroom 4: 3.22m x 2.81m

Carpet floor.

Bathroom: 2.18m x 2.08m

Bath tub, shower enclosure, whb, part tiled walls.

BER: C1

BER Number: 118526706

DIRECTIONS:

By putting the Eircode F93 XV97 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 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.