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## **Iragh, O'callaghan's Mills**

### **Starting Bid: €59,000.00**



For sale by Niall Gilligan Auctioneers via the [iamsold](https://www.iam-sold.com) 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.iam-sold.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Ideally located in a tranquil countryside setting, this old stone built cottage has excellent potential to be renovated to the purchasers own style.

The property is constructed of stone with a galvanize roof that was originally covered with thatch.

Accommodation extends to approx. 35 sq.m.and includes two internal rooms and an external block built storage shed of approx.16 sq.m.

The cottage is set on a site of 0.37 acres, however it has been left vacant for a considerable period of time and requires considerable renovation work.

It may be eligible for the Governments Vacant Property Refurbishment Grant.  
<https://www.gov.ie/en/service/f8f1b-vacant-property-refurbishment-grant>

BER Exempt

Folio No. CE49025F

Services: The cottage is serviced by mains water and a septic tank.

Directions:

The property is located in the townland of Iragh on the Braodford road leading out of the village of the East Clare village of O'Callaghans Mills and across from property.

Shannon Airport: 31 km

Ennis: 25 km

Limerick: 23 km

TO VIEW OR MAKE A BID Contact Niall Gilligan Auctioneers or [iamsold](http://iamsold.com), [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 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. IAM Sold 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.