

**Martin Shortt Auctioneers**  
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## **Aghadruminshin, Carrigallen**

### **Starting Bid: €275,000.00**



For sale by Martin Shortt Auctioneers via the iamsold 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://iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Charming 3-Bedroom, two-storey Georgian-Style residence set in a peaceful rural setting.

This elegant property combines classic architectural features with modern upgrades, offering comfortable country living in a tranquil location.

Inside, the home boasts a striking feature staircase that adds character to the entrance hall. Recent improvements include a brand-new roof, a newly installed central heating system, and drylining throughout—enhancing both energy efficiency and comfort.

A rare opportunity to acquire a period-style home with significant upgrades already completed, ideally suited for those seeking a quiet lifestyle in a scenic countryside location.

Features

Feature Staircase

New Roof  
New Central Heating System  
Drylined  
BER F / BER No. 112536099  
Floor Area 125.84 m2

Location  
Carrigallen 6km  
Longford 36km  
Leitrim 40km  
Dublin 136km

Accommodation  
Kitchen: 15'8" x 8'6"

Dining Room: 20'4" x 10'5"

Sitting Room: 16'0" x 12'9"

Bedroom 1: 15'5" x 10'2" c/w Walk in wardrobe

Bedroom 2: 10'9" x 9'9"

Bedroom 3: 9'10" x 8'6"

Bathroom: 9'6 x 7'10"

Virtual Tour - copy and paste the below link  
<https://youtu.be/utrwled5t2E>

To access the legal pack, please copy and paste the link below:  
<http://www.iamsold.ie/properties/e66612a93fe44bbcbf3e630f2be65797/auction-pack>

TO VIEW OR MAKE A BID Contact Martin Shortt Auctioneers 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.