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Sycamore Cottage, Urbalshinney, Milford

Starting Bid: €149,000.00

For sale by Glen Estates: Estate Agent Donegal 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. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

4 Bedroom detached cottage built in 1897. This property enjoys a tranquil setting in the sought-after area of Urbalshinney, Milford. This property is mortgageable, requires full refurbishment and should qualify for the derelict homes grant allowing up to €70,000 towards the cost.

The land in front of the property is owned by the same vendor and can be purchased also by separate negotiation.

Valuable grants are also available from the SEAI in relation to any energy efficiency enhancements.

This property offers the perfect balance of peaceful rural living and everyday convenience. Surrounded by the beautiful Donegal countryside, it provides an ideal opportunity for those

seeking a relaxed lifestyle while remaining within easy reach of local amenities.

The vibrant town of Milford is within walking distance, offering a range of shops, schools, cafés, restaurants, and essential services. The area is also ideally positioned to explore the spectacular scenery of North Donegal, with the stunning beaches, coastal walks, and popular destinations of Rathmullan, Downings, Rosapenna, and Portsalon all within easy reach.

Whether you`re looking for a permanent family home, a peaceful retreat, or an investment in one of Donegal`s most scenic locations, this property offers an enviable combination of privacy, convenience, and lifestyle appeal.

Concrete steps lead to a partially glazed front door.

Living Area: 13 x 12.4 ft open plan space, with an open fireplace with back boiler. Tongue and groove to the ceiling.

Kitchen: 8.9 x 7 ft, with tiled flooring and partially tiled walls. There are built-in kitchen units, and a stainless steel single sink and drainer unit with mixer tap over.

Sitting Room / Bedroom Five: 12.10 x 9 ft, with an open fireplace featuring a decorative tiled surround.

Bedroom Four: 10. 6 x 7 ft

Bedroom Three: 13. x 9.9 ft

Ground Floor Bathroom: White three-piece suite.

Staircase leading to the first floor.

Bedroom Two: 12.10 x 8.8 ft, with timber flooring, and an open fireplace featuring a decorative cast-iron surround.

Bedroom One: 14 x 13 ft, with timber flooring, and an open fireplace featuring a decorative cast-iron surround.

Outside: Gravel driveway, with a large garden which is led to lawn. Mature trees, including mature sycamore trees to the rear boundary, whilst the property enjoys far-reaching country views.

To VIEW or make a BID contact Glen Estates: Estate Agent Donegal 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

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