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Sycamore Cottage, Urbalshinney, Milford

Starting Bid: €130,000.00







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.

Features:
4 Bedrooms
Requires full refurbishment
Should qualify for derelict homes grant of up to €70 000
Originally built in 1897
Qualifies for SEAI grants

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.

Please note that the asking price of 'Option 1' - The Cottage on 0.41 acres of land, as depicted in the attached map - is €130,000.

The asking price of 'Option 2' - The Cottage on 1.08 acres of land, which includes the land in front of the property, as depicted in the attached map - is €150,000.

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.

Auctioneers Comments: This property is offered for sale by online auction (unless sold prior) so please contact us early to avoid disappointment. 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.

To VIEW or make a BID contact Glen Estates: Estate Agent Donegal or iamsold,www.iamsold.ie

Auctioneer's Comments

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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. 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.