

**Fitzgerald
No. 1 The Tracks
Dingle
Co.Kerry.**

t: 066 9152684

email: info@westkerryproperties.ie

Annagap, Annascaul Starting Bid: €145,000.00



For sale by Fitzgerald 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.

Traditional 2 Storey Dwelling conveniently located only a short stroll from Annascaul Village.

The property which is in need of some modernisation enjoys good views of the surrounding countryside.

It is also only a short drive to the world-renowned Blue Flag Inch Beach (c. 4 miles).

Accommodation comprises of a Kitchen/Dining Area, Living Room and a Shower Room on the Ground Floor. The 1st Floor comprises of Two Bedrooms.

FEATURES

Detached Traditional Style Residence only a short stroll from Annascaul Village
A short drive to the world renowned Blue Flag Inch Beach (c. 4 miles)

Convenient to many amenities in Annascaul Village, incl. Primary School, Church, Shops, Pubs & Restaurants, & Annascaul GAA Pitch
Approximately 15 mins. drive from Dingle Town and 25 mins. to Tralee & 30 mins. to Killarney
Double Glazed PVC Windows & Solid Wooden Door
Oil Fired Central Heating
Situated on c. 0.10 Acre site
Lean to Storage Shed measuring c. 18" x 15" 5' attached to gable end of Property
Public Water Supply & Septic Tank
Property being sold with furnishings
BER G / BER No. 111942520
Floor Area 60.26 (m2)

ACCOMMODATION

Ground Floor:

Kitchen/Dining Room

4.26 x 3.79

Linoleum Floor; Fully Fitted Kitchen

Living Room

4.26 x 3.18

Carpet Floor; Coving

Shower Room

Tiled Floor & Walls, WC, WHB

First Floor:

Bedroom 1

4.26 x 2.97

Carpet Floor; Raised Wooden

Bedroom 2

4.26 x 3.21

Carpet Floor; Raised Wooden Ceiling

DIRECTIONS:

Driving into Annascaul Village from the Dingle side, take the first left before the South Pole Inn immediately before the Bridge. Continue straight on this road passing the turn off for the Gurteens North Housing Estate and heading towards Annascaul Lake. The property is the second house up this road on the left hand side.

To access the legal pack, please copy and paste the link below

<http://www.iamsold.ie/properties/f13615a228a1492c91b5f1352ec9408a/auction-pack>

TO VIEW OR MAKE A BID Contact Fitzgerald 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 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.