

## **Clonkirk, Clones**

### **Starting Bid: €230,000.00**



For sale by Monaghan Property Sales 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.

This beautiful extended, 3-bedroom detached cottage, set on a generous c.0.5acre site in the peaceful townland of Clonkirk, Clones, Co. Monaghan.

Ideally located just 2.5km from Clones town and situated just off the N54, this pleasant home offers countryside equanimity with everyday amenities within easy reach, making it a perfect family home or holiday home.

Extending to approximately 121m<sup>2</sup>, this accommodation is thoughtfully laid out and comprises an entrance hall, 2no. reception rooms, a fitted kitchen, sunroom/dining area, 3no. bedrooms (1no. ensuite), with ground floor and first floor bathrooms.

The home merges traditional charm with contemporary comfort, enhanced by oil-fired central heating and double-glazed windows throughout.

Externally, the extensive grounds offer excellent potential for gardening or outdoor entertaining on the patio. The site is secure and enclosed by mature hedging and mature trees, adding to the peaceful and secluded setting.

Property also includes 2no. useful storage sheds, (c.5.5m x 2.8m insulated metal frame and c. 2.3m x 1.9m<sup>2</sup> block-built) both with power and light. External lighting, electric sockets and water taps are all installed.

Viewing is highly recommended and by appointment only.

#### Ground Floor:

##### Kitchen

3.84m x 2.37m

Cottage style, with Belfast sink, exposed beams/timber ceiling and quarry tiled flooring.

##### Living Room

3.54m x 3.98m

Comfortable and cosy living room, exposed beam/timber ceiling, with wood burning stove and under stair storage cupboard. Television and telephone points.

##### Sun Room/Dining Room

2.93m x 3.59m

Bright & airy dining/breakfasting space, attractive exposed beams/timber ceiling, with double doors to access paved patio area.

##### Sitting Room

5.36m x 3.19m

High ceiling sitting room, exposed beam/timbers with open fire and decorative surround. Television point, telephone point and wall lighting fitted.

##### Bathroom

2.61m x 2.00m

Ornate suite comprising high level flush w.c, pedestal whb, stand-alone, claw-foot bathtub and decorative ½ height timber wall panelling.

##### Bedroom 1

3.1m x 3.14m

Double bedroom

##### Bedroom 2

3.97m x 3.14m

Double bedroom.

##### Ensuite

2.11m x 1.60m

Suite comprising low flush w.c, pedestal whb and corner electric shower enclosure.

#### First Floor:

##### Bedroom 3

3.97m X 3.36m  
Double bedroom

Bathroom  
2.48m X 3.93m  
Suite comprising low level flush w.c, pedestal whb, panel bath with timber ceiling.

Features  
Septic tank on site  
Well water  
Outdoor electric sockets & water taps  
Easy commute to Dublin & Belfast  
Local attractions; Ulster canal and canal walk/museum  
BER D2 / BER No. 118507938  
Floor Area 110.03 (m2)

To access the legal pack, please copy and paste the link below  
<http://www.iamsold.ie/properties/f43f34ffa8e6491aa07be31a382a7139/auction-pack>

TO VIEW OR MAKE A BID Contact Monaghan Property Sales 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.

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