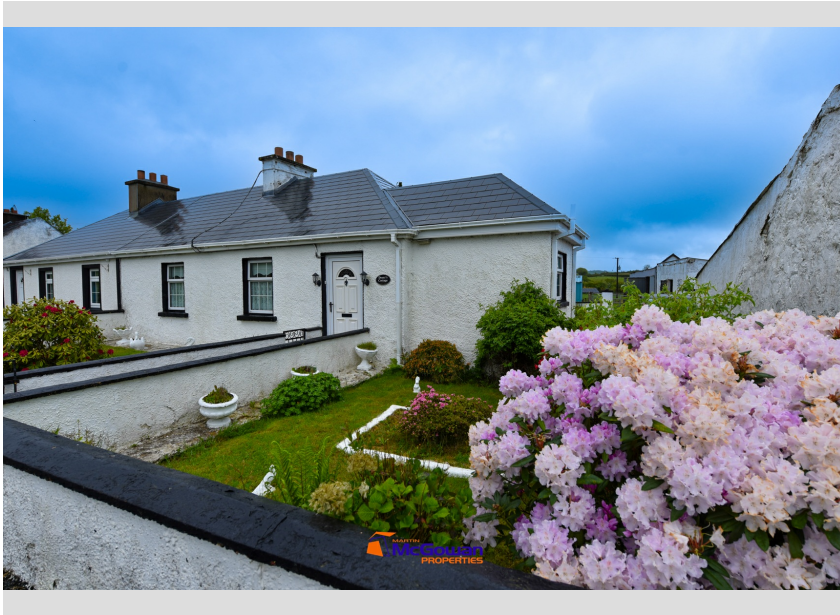


Martin McGowan Properties
Drumboe Ave
Ballybofey
Donegal
F93 A461
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Augheygault, Drumkeen

Starting Bid: €109,000.00



For sale by Martin McGowan Properties 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.

Charming 3-Bedroom Semi-Detached Cottage with Outbuildings, Field to Rear & Vacant Property Grant Potential.

A property offering the perfect blend of rural charm, practical space, and exciting potential, all within easy commuting distance of Donegal's principal towns.

Nestled in the peaceful rural townland of Aughygault, Drumkeen, this attractive three-bedroom semi-detached cottage offers a wonderful opportunity for first-time buyers, investors, or those seeking a quieter pace of life within easy reach of local amenities.

Occupying a generous site with its own field to the rear, the property enjoys a pleasant countryside setting while remaining conveniently located approximately 13km from Letterkenny and approximately 15km from Ballybofey, making it an ideal base for commuters and families alike.

The accommodation comprises a comfortable three-bedroom cottage offering excellent potential for modernisation and personalisation.

Externally, the property is further enhanced by four useful outbuildings, providing excellent storage, workshop space, hobby facilities, or potential for a variety of alternative uses, subject to any necessary consents.

A particular feature of the property is the adjoining field to the rear, offering space for gardening, hobby farming, recreational use, or simply enjoying the surrounding countryside views and privacy.

Having been vacant for almost two years, the property may be eligible for the Government's Vacant Property Refurbishment Grant (subject to meeting the scheme criteria and approval), presenting an attractive opportunity to purchasers looking to enhance and add value to the property.

Properties offering a combination of a dwelling, outbuildings, and land are becoming increasingly difficult to find. This appealing cottage presents an excellent opportunity to acquire a home with character, space, and future potential in a sought-after rural location.

Key Features:

- 3-bedroom semi-detached cottage
- Generous site with field to rear
- Four detached outbuildings
- Peaceful countryside setting
- Approx. 13km from Letterkenny
- Approx. 15km from Ballybofey
- Ideal for first-time buyers, investors, or downsizers
- Potential eligibility for Vacant Property Refurbishment Grant (subject to approval)
- Excellent scope to modernise and create a charming country home
- Rare opportunity to acquire a property with land and extensive ancillary accommodation

INTERNAL:

Entrance Hall 1.94 x 1.13m

Wall papered, tiled floor, 2 no. of wall lights.

Living Area 4.5 x 2.85m

Stanley 8 Solid Range, tiled behind, remaining walls done in beauty board.

Bathroom 2.34 x 2.09m

Tiled floor, partially tiled above bath and shower enclosure, low level flush w.c., w.h.b., bath and shower enclosure with Triton T90sr electric shower, voile over window, electric chrome towel radiator.

Kitchen 3.03 x 3.03m

Floors tiled, high and low level units, single drainer sink, fridge freezer, plumbed and wired for a washing machine.

Bedroom One 3.35 x 2.18m*

Wall papered, floor carpeted, roller blinds and curtains, built in units.

Bedroom Two 3.0 x 2.18m

Wall papered, floor carpeted, roller blinds and curtains.

Bedroom Three 3.2 x 1.9m

Wall papered, floor carpeted, roller blinds and curtains.

OUTBUILDINGS:

Outbuilding One

Barn at Roadside 4.52 x 2.23m

Stone build, pitched corrugated roof.

Outbuilding Two 4.5 x 4.5m

Stone build, pitched corrugated roof.

Outbuilding Three 6.05 x 3.77m

Newly roofed, stone built.

Outbuilding Four 10.92 x 4.42m

Corrugated tin sides and roof.

Outbuilding Five 5.92 x 2.98m

Fuel Shed.

Outbuilding 1.73 x 0.9m

Gas House

*=measured to the widest point.

BER: G

Total Floor Area: 58.53m²

To view or make a bid, contact Martin McGowan Properties or [iamsold](http://iamsold.com), 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](http://iamsold.com) 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.