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## **Fanagh, Donadea**

### **Starting Bid: €440,000.00**



For sale by Team Lorraine Mulligan of REMAX Results via the [iamsold](https://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://iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to offer to the market this charming and spacious 4-bedroom detached home with a large, detached garage and excellent road frontage—offering fantastic site potential. This property is located on a half-acre.

Nestled in this prestigious and highly sought-after area, this much-loved family home offers a rare opportunity to create something truly special. While Fanagh would benefit from some modernization and upgrading, its character, and generous site layout provide a blank canvas brimming with possibilities and opportunities.

Set on a mature site, this property enjoys the perfect balance of peaceful country living with unbeatable convenience. Located just a few minutes' drive from the vibrant and growing village of Kilcock, you'll have easy access to an array of amenities, including top schools, restaurants, SuperValu, the Kilcock GAA Club, and excellent transport links. The nearby train station (with a recently enhanced service), Bus Éireann, and the M4 motorway

place Dublin and the West within swift reach.

Whether you're searching for a forever family home or a project to infuse with your personal style, this residence invites you to shape it into your own haven. Properties in this location rarely come to market, especially with such potential and presence.

Make Fanagh yours - where lifestyle, location, and opportunity meet.

Contact Team Lorraine Mulligan today to arrange a private viewing and explore the full promise of this remarkable home.

## ACCOMMODATION

### KITCHEN/DINING AREA

6.57M X 3.05M

Light fitting, blinds, curtains, fitted kitchen units, extractor hood, electric cooker, washing machine, fully plumbed area, fridge cooker, tiled splash back area, stainless steel sink, electric cooker, wood burning stove, floor tiles.

### SITTING ROOM

5.14M X 4.25M

Light fitting, blinds, curtains, brick feature fireplace, wood burning stove, wooden floor.

### T SHAPED HALLWAY

Light fitting, access to the attic with a pull-down ladder, floor tiles.

### BEDROOM 1

3.75M X 3.04M

Light fitting, curtains, fitted wardrobes, fitted wall shelves, carpet.

### BEDROOM 2

3.95M X 2.15M Light fitting, curtains, fitted wardrobes, fitted wall shelves, carpet.

### BEDROOM 3

3.72M X 2.62M

Light fitting, blind, curtains, alcove with wardrobe, wooden floor.

### BEDROOM 4

2.57M X 2.38M

Light fitting, fitted wardrobes, curtains, wooden floor.

### BATHROOM

2.55M X 1.72M

Light fitting, WC, W.H.B., bath, wall tiles.

### FEATURES INTERNAL

A great property with lots of potential

All curtains & carpets included in the sale

All blinds included in sale

All light fittings included in sale.

2 wood burning stoves

#### FEATURES EXTERNAL

Single glazed windows

Generous sized garden

Additional site potential subject of course to the relevant planning permission

Lots of road frontage

Large block garage suitable to multiple uses subject of course to the relevant planning permission

Mature gardens and trees

Not overlooked to the front or to the back

Property located on a relatively quiet country road but minutes drive from Kilcock

The excellent "Tiermohan National Primary School" only five minutes walking distance away

Gorgeous and convenient location

#### SQUARE FOOTAGE

C. 112sqm / C. 1,205sqft as per

#### HOW OLD IS THE PROPERTY

Built in 1945

#### BACK GARDEN ORIENTATION

North facing

#### BER RATING

BER E1 / BER NUMBER 116833807

309.32 kWh/m<sup>2</sup>/yr with the potential of a B1 as per BER report

#### SERVICES

Mains water and private septic tank

#### HEATING SYSTEM

2 x wood burning stoves and oil-fired central heating.

TO VIEW OR MAKE A BID Contact Team Lorraine Mulligan of REMAX Results 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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