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THE LEINSTER PROPERTY AUCTION

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THE HOLIDAY HOME PROPERTY AUCTION

Thursday 18th July

Auction Brochure

Dublin
Carlow
Kildare
Kilkenny
Laois
Longford
Louth
Meath
Offaly
Westmeath
Wexford
Wicklow

And also:
Cavan
Donegal
Monaghan

29 lots available

91%

Sold at our last public auction

Find your PERFECT property

18th JULY from 6.30pm

Find your ideal property

24/7 online bidding facility

Thursday 18th July 2019

THE CLAYTON HOTEL, LIFFEY VALLEY, DUBLIN

REGISTER FROM 6.30PM | AUCTION STARTS 7.00PM

DEAR BIDDERS

We are delighted to welcome you to The Leinster Property Auction, taking place on the 18th of July 2019 at The Clayton Hotel, Liffey Valley, Dublin. This is third public auction of 2019, and we will hold a total of 5 auctions during 2019. The next public auction will take place here on the 3rd of October 2019. We are also offering properties for sale via our online auctions and we are currently taking entries for both our online & public auction events

The auction team are looking forward to a busy night ahead and we are delighted to offer an excellent variety of residential and commercial properties from throughout the province to the floor.

The auction is a partnership of established estate agents from across Leinster and the neighbouring counties. We are continuously offering properties via our online auction website www.leinsterpropertyauction.ie and also via our regular public auction events. This evening we are offering a fantastic selection of realistically priced properties by public auction. We hope that you are successful in securing the properties that are of interest to you and we will endeavour to make the buying process hassle free.

The Leinster Property Auction - making auction more accessible

Our aim is to make auction more accessible to both the seller and the purchaser. We therefore do not charge any entry or marketing fees into our auctions, making auction easily accessible to sellers. To assist purchasers, we offer a flexible auction solution and work with both mortgage buyers and cash purchasers. The vast majority of properties we offer for sale come with the benefit of a full legal pack. The legal pack provides the purchaser with all the relevant documentation and information relating to a property ahead of bidding and allows successful purchasers to finalise their purchase quickly.

Bid online 24/7

Visit www.leinsterpropertyauction.ie to view our online auction properties. Our online auctions run for between 30 - 45 days and potential purchasers can organise a viewing of the online auction properties as normal. Bids can be placed in person, over the phone or by registering on the auction website. All bids are made visible on the online auction website along with the time remaining. The online auction end time is extended to 2 minutes remaining for every bid that is placed in the final 2 minutes of the auction. This ensures every bidder has the opportunity to increase their bid before the auction ends. The highest bid secures the property providing the realistic reserve price has been met or exceeded. Vendors can also decide to accept a bid at any stage during the online auction, so don't forget to register your interest early to avoid disappointment.

In addition to the properties found in this brochure we currently have over 200 realistically priced properties available to buy via our online auctions.

We look forward to seeing you again at our next public auction event which will be held The Clayton Hotel, Liffey Valley, Dublin on October 3rd.

Regards,

Patrick Folan
Auction Director

Patrick Convey
Sales Director

The Leinster Property Auction
Success stories

Start Bid €1,475,000
Sold €1,500,000
Bids.....14

100 Acres, Mayne, Clonee, Co. Meath

- Approx 100 Acres
- High Quality Lands
- Excellent Location

Starting Bid €80,000
Sold €130,000
Bids 57

The Gem Shop, Water Street, Hacketstown

- 3 Bedrooms
- 2 Storey Premises
- 2 x Commercial Units
- BER: B2 / G

Start Bid €3,000,000
Sold €3,325,000
Bids 5

Latouka Apts, Ballyowen Lane, Lucan,

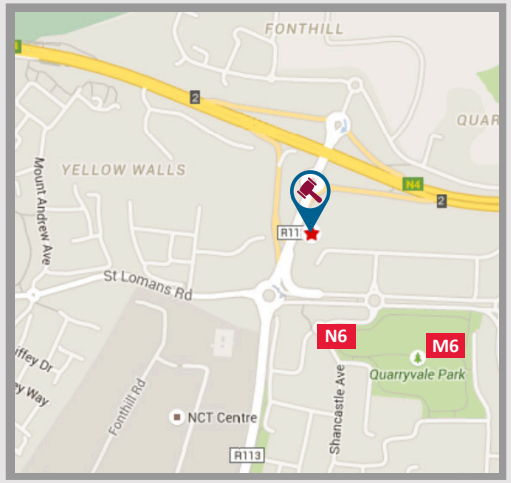
- 12 Bedrooms
- Entire Block of 18 Apts
- Fully Rented
- BER: C

Start Bid €90,000
Sold €335,000
Bids.....49

Palmer Road, Kenure, Rush

- 1.92 Acres of Land
- Development Land
- Great Location
- Amenities

NOTES...



The Clayton Hotel, Liffey Valley, Dublin

The Clayton Hotel, Liffey Valley is situated on the M50 / N4 intersection at Liffey Valley. From the M50, exit at Junction 7 onto N4 toward Sligo / Galway At Junction 2, take the R113 exit to Fonthill / Liffey Valley. Keep left at the fork, follow signs for R113 / Liffey Valley Centre. Slight left. At the roundabout, take the 1st exit. Take next left again and hotel and on the right.

Registration at 6.30pm
Auction begins at 7.00pm

Auction Day Procedure

Before placing a bid we strongly advise that you carry out market research and due diligence on any property you are interested in bidding on. Make sure to review all necessary legal documents for the subject property. We recommend that before bidding you visually inspect the property internally and are completely happy with what's on offer.

Registration

ou will be required to provide photographic I.D. and proof of address to obtain a bidding paddle to enable you to bid at a property auction. If you intend to bid please remember to bring with along items above along with debit card or bankers draft for your deposit. Please also bring the contact details of the solicitor you intend to use, or there may be a solicitor present.

Timing

The lots will be sold in order as catalogued. Allow approximately 3 minutes per lot as a guide. Therefore lot ten should be offered for sale at approximately 7.30pm.

Bidding For Your Lot

When the auctioneer announces your lot he will clearly state the address of the property. Please double check before bidding that this is the lot that you are interested in. The current lot number is usually displayed with a photograph on screen at the front of the room. The auctioneer will invite bids at a particular level and you can make this bid by raising your paddle. If you wish to make a bid other than the bid which the auctioneer asks for, please call out your bid and the auctioneer may or may not accept it. The property will be sold when the hammer falls to the highest bidder above reserve – but not until the auctioneer asks for any final bids. Never delay until the last second with your bid – you may be too late to bid. Remember, there may be a lot of people in the room and unless your bid is clear the auctioneer may not see you.

On The Fall Of The Hammer

If you are the successful bidder a member of the auction team will approach you and ask you to follow them to the accounts room. You will then be asked to provide a deposit on the property and sign the contract for sale. The Sales Advice Note will be prepared the following day and both solicitors will be instructed to progress the sale. Please do not leave the auction room without paying your deposit and completing the required paperwork.

What If The Lot I Want Is Unsold?

If a lot fails to reach its reserve in the room and you wish to buy it, ensure you register your highest bid with us before you leave the room. We will contact the vendor and ask them for their instructions and contact you if we think that a sale after the auction is negotiable. Alternatively call us in the office after the auction.

Is my property suitable for Auction?

We deal with the sale of all types of assets from residential homes, commercial properties, investments and land. All properties will benefit from the additional marketing campaigns we undertake both in Ireland & abroad. This extra exposure should ensure interest is generated on each property and maximise the chances of selling.

Unconditional Auction

Once a sale is agreed, the buyer will pay down a non-refundable deposit of 10% with a minimum of €6500. The buyer will also sign the contract for sale thus securing the property. Our auctions provide complete transparency for both the buyer and vendor.

Online Auction

In additional to our public auction events, we also sell properties via our 30 - 45 day online auction. We market the properties during this period and potential purchasers can view the property as normal. Interested parties can then bid online and all bids are made visible on the auction website. Bids may be accepted by the Seller at any time during the online auction period or if the reserve has been met or exceeded at the end of the online auction, the property is deemed sold.

The Verdict

Our auction platforms including both online & public auctions are suitable to all types of property sales. All properties will benefit from extra marketing and exposure. A fair reserve price is set and market value for the property will be reached through competitive bidding between parties.

If you have any queries or would like to discuss buying or selling a property with us, please feel free to contact the auction team on 01 687 5040.

GOING, GOING... ...GONE!

Glossary of Terms

Addendum
This document which is published on the day of the auction contains all of the corrections, changes and additions to the details within the catalogue. It is important that you read this document before bidding to see if there is anything significant listed against your lot. We will be compiling these amendments right up until the auction day. The most up to date copy is always available from our auction department. The Addendum forms part of the contract of sale.

Reserve Price
This is the minimum price that a seller is willing to accept for a subject property. This is a realistic and fair figure which needs to be met, to allow us to sell the property. Reserve prices are not published; this is a private agreement between the vendor and the auctioneer.

Deposits
Unless otherwise stated, each property is sold subject to contract deposit of 10%, subject to a minimum of €6,500. If you are interested in a particular lot please speak to a member of the team before you bid and clearly read the terms and conditions attached to the property. Please note that the deposit is paid on a non-refundable basis. It is held as a deposit against the subject property and contract are signed immediately.

Exchange of Contracts
The buyer first signs the contract for sale after which the seller will sign the same contracts thus allowing exchange of contracts to take place. This is the point at which both parties are legally obliged to complete the transaction.

Closing of Sale
This is when the purchase becomes final. The purchase price is paid in full by the buyer's solicitor and received by the seller's solicitor. Closing can take place at the same time as the exchange of contracts (See before) but is usually a few weeks later. The seller must move out of the property on this date and release the keys to the buyer, who may move into the property.

Special Conditions of Sale
In addition to these 'general' conditions applicable to each lot, the vendor's solicitor may draft additional terms applicable to their individual lot – these are the Special Conditions. These are not printed in the catalogue and are available for free from the auction department if applicable. They form part of the Contract of Sale. It is important that you satisfy all of your legal enquiries and are aware of all conditions (including any Addendum or Special Conditions) before you bid at auction.

Pre-Auction Offers
We anticipate that the lots in this catalogue will be offered, as advertised, on the day of sale. There may be circumstances where the acceptance of an offer prior to auction may be considered. Parties interested in particular lots are advised to register their interest with the auctioneers at the earliest opportunity.

Building Energy Rating (BER)
Building Energy Ratings contain information on your home's energy use and typical energy costs, with recommendations on how to reduce energy use and save money.

Disclaimer
Particulars within this catalogue are believed to be correct but their accuracy is not guaranteed. Prospective purchasers are advised to make their own enquiries of the appropriate authority. All measurements, areas and distances are approximate only. Potential purchasers are advised to check them.

The Catalogue
Details of the property and land to be sold are set out in this catalogue. All lots are sold subject to Special Conditions of Sale. It is important that prospective purchasers satisfy themselves as to the location, boundaries, condition and state of the lots before the auction.

Plans, Maps and Photographs
The plans, maps and photographs published in the catalogue are to aid identification of the property only. The plans are not to scale.

Starting Bids
Every property is advertised with a starting bid, which is the recommended level at which the bidding should open. It must not be relied upon by potential buyers as a valuation, as in most cases the reserve is above this level.

Insurance
Unless indicated to the contrary, the seller will continue to be responsible for insuring the property until exchange.

Viewing
We cannot give any guarantees regarding the condition of properties and buyers muct assess each property on its own merits. When viewing properties, please proceed with caution and take necessary requirements to ensure own safety whilst viewing any lot in this catalogue. Viewings are conducted entirely at your own risk, these properties are not owned or controlled by The Auction Department and we cannot be held liable for loss or injury caused while viewing or accessing any Lot.

The Legal Aspect

The Legal Aspect of buying at auction is a contractual commitment. Before making an offer prior to auction or bidding at the auction it is advisable to consult a solicitor regarding the Contract, General and Special Conditions of Sale and other legal documentation.

Pre Auction Offers

If a property has been entered into a public auction at one of our regional auctions, the online bidding facility is disabled. If you wish to place a pre-auction offer, you will need to speak with a member of the auction team who will explain the process to you. The vendor can consider offers prior to the public auction, but this is at their discretion to do so.

The Auctioneers or Vendors cannot be held responsible for costs incurred in respect of any lot which is withdrawn or sold prior to auction.

Legal Pack

The majority of our lots will have a full and complete legal pack prepared which includes the documents prepared before the property is sold via auction. This gives the buyer a chance to review the legal aspects of the property before purchasing. The pack may include: draft sales contracts, title documents, property information forms, fixture and fittings forms, leasehold documents if applicable and auction terms and conditions. These documents can be sent to interested parties solicitors prior to bidding on an auction property.

Once the property is sold, solicitors will be informed to ensure a timely transaction period.

I hope we have explained the process clearly and outlined the important points regarding bidding at auction. However if you have further queries, don't hesitate to speak to a member of our auction team.

www.leinsterpropertyauction.ie
Call 01 687 5040

PROOF OF IDENTIFICATION

All successful bidders must provide Proof of Identity and Proof of Address in order for us to comply with money laundering regulations.

Original documents must be provided. Photocopies are not accepted.

Important notice!
You must supply at least one document from **each list** below to proceed with the sale.*

Proof of Identity Tick List

- Current Signed Passport
- Current Full IE/EU Photo Card Driving Licence**
- Current full IE Driving Licence** (old style)** (Provisional licenses not accepted).

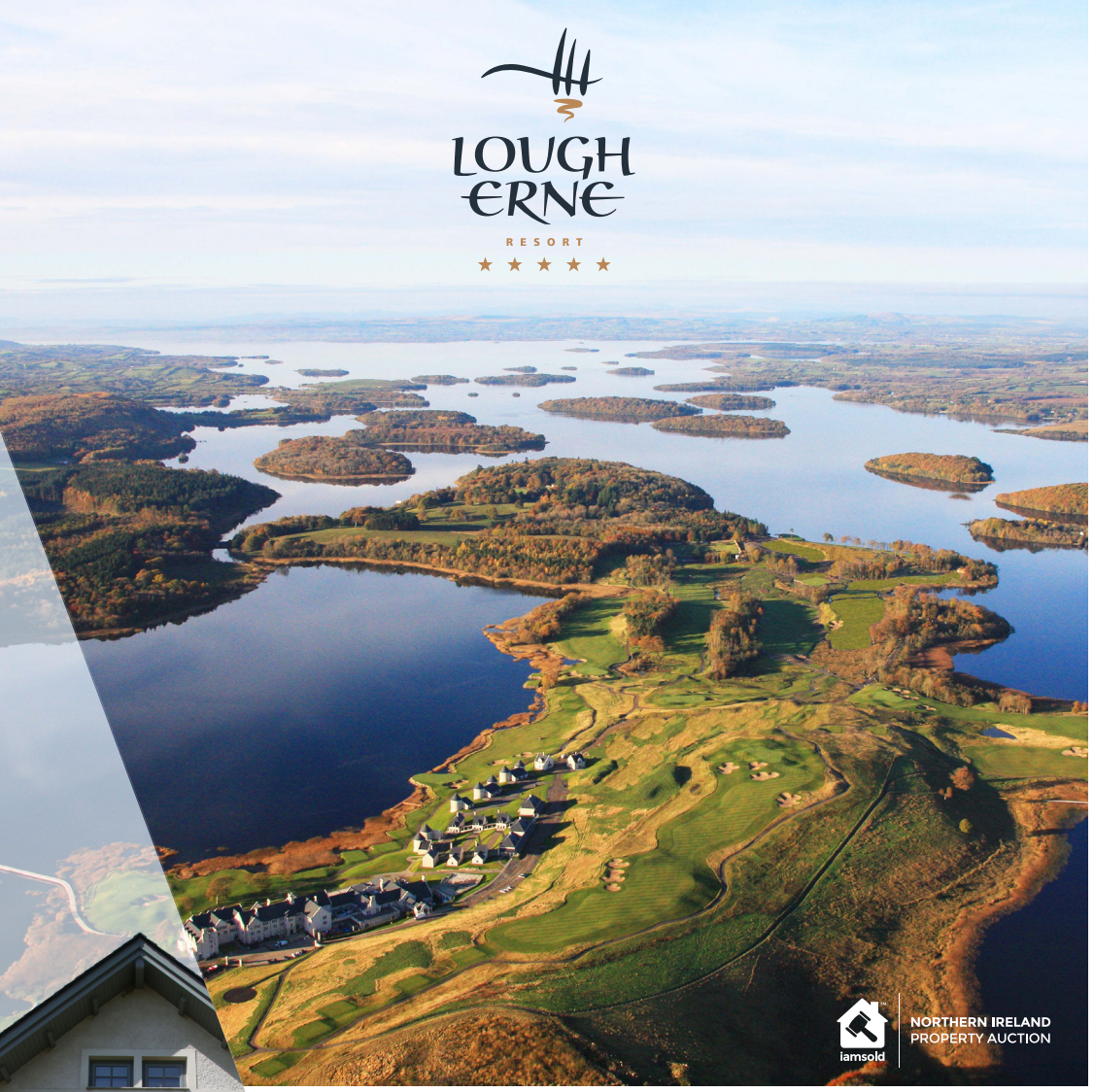
Proof of Address Tick List

- Current full IE Driving Licence** (Provisional licenses not accepted).
- A utility bill issued in the last three months (Not a mobile phone bill)
- Correspondence from an Irish Government Agency (valid for the current year)
- Bank / Building Society / Credit Union statement containing current address.
- Most recent original mortgage statement from an Irish/UK lender.

DEPOSITS

Deposits will be accepted by one of the following methods:
Bank Draft & Debit Card
NO CASH WILL BE ACCEPTED

Current full IE/EU driving license cannot be used to prove both ID and address. This document can only identify ID **or address.



LOUGH ERNE HOLIDAY HOMES, *ENNISKILLEN*

Holiday homes at Lough Erne Golf Village offer luxurious and well designed space on a beautiful lakeside setting, ideal for those seeking a getaway from the hustle and bustle of City living. The attention to detail at Lough Erne Golf Village is second to none and is apparent in every element of construction.

Property styles include:
4 Bedroom Detached Cottages
3 Bedroom Detached Gate Lodges
3 Bedroom Detached Fisherman Cottages

PRICES STARTING FROM £195,000

Please contact The Northern Ireland Property Auction on 0044 (28) 9560 8380 or admin@nipropertyauction.com for more information.

LOT LIST

Lot	Address	Starting Bid	Agents
01	6 Rockytown Crescent, Buncrana, Donegal	€100,000	Neal J Doherty & Sons
02	Haroldstown, Tobinstown, Tullow, Carlow	€349,000	Kehoe Auctioneers
03	133 Blackhall Square, North King Street, Dublin 7, Dublin	€170,000	Hooke & MacDonald
04	Investment Property - 7 Hillcrest Way, Lucan, Dublin	€210,000	Ray Cooke Auctioneers
05	Ballyrea, Wells, (Ballyedmond), Gorey, Wexford	€195,000	Lambert McCormack Property
06	Lough Erne Resort Golf Village, Enniskillen, Fermanagh (NI)	£230,000	McGovern Estate Agents
07	Redhills Village, Redhills, Cavan	€65,000	Smith Property
08	5 The Boulevard, French Park, Tyrrelstown, Dublin	€240,000	McPeake Auctioneers
09	Abbatoir Cavemount, Daingean, Offaly	€160,000	Clement Herron Real Estate
10	Drumacarrow, Bailieborough, Cavan	€120,000	Smith Property
11	14 & 15 Northburg, Greencastle, Donegal	€80,000	Neal J Doherty & Sons
12	22 Chapel Lane, Edgeworthstown, Longford	€55,000	O'Neill McHugh Auctioneers
13	3 Drumelis, Drumelis, Cavan Town, Cavan	€60,000	Smith Property
14	No. 8 The Courtyard, Main St, Carrick On Shannon, Leitrim	€70,000	Bernadette Gallagher Auctioneers
15	3 Midland Court, Longford Town, Longford	€59,000	Padraic Davis Auctioneering
16	11 Cornadarragh, Belturbet, Cavan	€105,000	Smith Property
17	Mullaghboy, Finnea, Cavan	€65,000	Smith Property
18	Apt 3, Beech Park Wood, Easton Road, Leixlip, Kildare	€199,000	Team Lorraine Mulligan
19	185 Cruise Park Drive, Tyrellstown, Dublin 15, Dublin	€230,000	McPeake Auctioneers
20	25 Cuanahowan, Rathoe Road, Tullow, Carlow	€165,000	Sherry FitzGerald McDermott
21	Derrycooley, Rahan, Tullamore, Offaly	€55,000	Property Partners Richard Cleary
22	Cliffin, Virginia, Cavan	€95,000	Smith Property
23	12 Laurel Lodge, Strandhill Road, Sligo	€135,000	Oates Breheny Group
24	Burnville House Ballyfin Road, Portlaoise, Laois	€95,000	Clement Herron Real Estate
25	1 Hillcrest Park, Lucan, Dublin	€300,000	Team Lorraine Mulligan
26	Killaha, Kenmare, Kerry	€190,000	William Hennigan Auctioneer
27	Coolnabacca, Stradbally, Laois	€65,000	Clement Herron Real Estate
28	46 Woodpark, Castleknock, Dublin	€475,000	The Property Shop Dunboyne/Ongar
29	Lisgorran, Ballybay, Monaghan	€60,000	Smyth Properties

Currencies Direct

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Contact **IAM Sold** to find out more and receive exclusive rates

enquiries@iam-sold.ie
01 687 5040

*Fees and exchange rate data for banks taken from the International Money Transfer Index™ (IMTI™). For more information on our bank-beating exchange rates, visit our website.

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Jan
Currencies Direct customer since 2005

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Lot 1

6 Rockytown Crescent
Buncrana
Donegal
F93F 7K6

Starting Bid: €100,000

A large 4 bed detached property located in a small, private cul-de-sac that is within walking distance of the Town Centre and all amenities. This property would make an ideal Family Home or Investment Property

Branch: Carndonagh | 0749374300

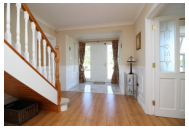
4 Bed Detached · Close to Town Centre · Family Home or Investment · BER C2

Lot 2

Haroldstown
Tobinstown, Tullow
Carlow

Starting Bid: €349,000

A gorgeous 5 bed countryside home just minutes drive from the N81 and the Haroldstown Dolmen.The property is on lavish grounds with landscaped gardens with the stunning Wicklow Mountains as a back drop to this picturesque setting.



Branch: Carlow | 059 9131678

Gorgeous 5 Bed Detached · Large Landscaped Gardens · Picturesque Mountain View · BER B3

Lot 3

133 Blackhall Square
North King Street, Dublin 7
Dublin

Starting Bid: €170,000

Attractive one bedroom 3rd floor south facing apartment in modern development in popular city location close to a multitude of amenities. Very good investment. Tenants in place, current rent is €990 pm

Branch: Dublin | 01 6610100

1 Bed, Third Floor Apt. · Ideal City Location · Tenanted - €990 p/m · BER D2

Lot 4

Investment Property - 7 Hillcrest Way
Lucan
Dublin
K78N 8Y9

Starting Bid: €210,000

This fine 3 bed semi-detached property in the highly sought after Hillcrest development, Lucan. The location is next to none, as the property is within walking distance of a host of local amenities.

Branch: Terenure | (0)1 68 75 800

3 Bed Semi-Detached · Interior Upgrade Needed · Close to Local Amenities · BER G

Lot 5

Ballyrea, Wells (Ballyedmond), Gorey
Wexford
Y25F F24

Starting Bid: €195,000

Spacious and bright, 4 bed detached dormer bungalow, encompassed by extensive gardens. The house, while in need of some modernisation, is in good condition throughout and will make an ideal family home.

Branch: Gorey | 086 3951167

4 Bed Dormer Bungalow · Size-able Gardens · Ideal Family Home · BER C3

Lot 6

Lough Erne Resort Golf Village
Enniskillen
Fermanagh (NI)

Starting Bid: £230,000

This desirable development which was host to the G8 summit in 2013 is nestled between Lower Lough Erne and Castle Hume Lough with a variety of bespoke holiday home types ranging in size from 1,745 sq.ft to 2,400 sq.ft.

Branch: Enniskillen | 0044 28 6632 8282

Lot 7

Redhills Village
Redhills
Cavan
H14E V80

Starting Bid: €65,000

Three bed bungalow with outbuildings within the village of Redhills close to amenities

Branch: Cavan Town | 049 4362244

3 Bed bungalow · Requires Remedial Works · Close to Local Amenities · BER G

Lot 8

5 The Boulevard
French Park, Tyrrelstown
Dublin
D15P K73

Starting Bid: €240,000

No 5 is a charming 4 bed mid terraced three storey house. While this property requires some updating throughout it offers a fantastic opportunity for the purchaser to put their own stamp on the property.

Branch: Tyrrelstown | (01) 827 2300

4 Bed Mid Terrace · Ideal Location · Requires Some Updating · BER C1

Lot 9

Abbatoir Cavemount
Daingean
Offaly

Starting Bid: €160,000

Large industrial unit currently operating as an abbatoir. The factory has export licence, with the capacity to kill 40 to 50 cattle per day.

Branch: Portlaoise | 057 866 6344

Large Abbatoir Unit · Approx. 5,000 sq. feet · With Export Licence · BER E2

Lot 10

Drumacarrow
Bailieborough
Cavan
A82T N30

Starting Bid: €120,000

This pristine 2 bed cottage extends to 87 sq.m, with large detached garage and a range of buildings suitable for various uses. Situated in an idyllic countryside setting less than 5km from Bailieborough town centre

Branch: Cavan Town | 049 4362244

2 Bed Bungalow · Range of Outbuildings · Idyllic Setting · BER E2

Lot 11

14 & 15 Northburg
Greencastle
Donegal

Starting Bid: €80,000

Ideally located, two, 4 bed semi detached properties. While requiring some minor modernisation or upgrading, each property offers bright and spacious living accommodation and are within easy walking distance of all that Greencastle has to offer.

Branch: Carndonagh | 0749374300

2 x 4 Bed Semi-Detached · Ideally Located · Minor Upgrading Needed · BER D1

Lot 12

22 Chapel Lane
Edgeworthstown
Longford

Starting Bid: €55,000

An ideally located 2 bed, 1 bath, ground floor apartment. The apartment is presented in good decorative order throughout, and would suit an owner occupier or indeed an investor.

Branch: Edgeworthstown | 043 6672888

2 Bed, Ground Floor Apt. · Good Decorative Order · Close to Town Centre · BER C1

Lot 13

3 Drumelis
Drumelis, Cavan Town
Cavan
H12A Y20

Starting Bid: €60,000

Two bedroom semi detached house with large rear garden that requires cosmetic completion

Branch: Cavan Town | 049 4362244

2 Bed Semi Detached · Total Renovation Needed · Close to all Amenities · BER C2

Lot 14

No. 8 The Courtyard
Main St, Carrick On Shannon
Leitrim

Starting Bid: €70,000

First Floor, 2 bedroom apartment in need of some works. The property is ideally located in the heart of the town and within walking distance of all town centre amenities.

Branch: Carrick-on-Shannon | 071 9621000

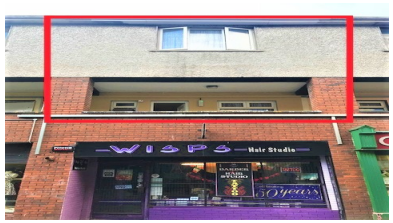
First Floor, 2 Bed Apt. · Remedial Works Needed · Close to Town Centre · BER C2

Lot 15

3 Midland Court
Longford Town
Longford

Starting Bid: €59,000

Located just off the Main street in the centre of Longford Town, this immaculately presented property, comprises of a 3-bedroom, two storey apartment, at first floor level along the entrance road to the Longford Shopping Centre.



Branch: Longford | 0433350555

Lot 16

11 Cornadarragh
Belturbet
Cavan
H14H 289

Starting Bid: €105,000

Scandinavian style 4 bedroom single storey log cabin in pristine condition with views over Lough Erne river system located within Cornadarragh forest.

Branch: Cavan Town | 049 4362244

4 Bed Log Cabin · Pristine Condition · Beautiful Setting · BER D2

Lot 17

Mullaghboy
Finnea
Cavan
A82K 583

Starting Bid: €65,000

Georgian style two storey house in need of complete refurbishment on an elevated site with views of Lough Sheelin.

Branch: Cavan Town | 049 4362244

Georgian Style Residence · Total Refurbishment Neede · Views of Lough Sheelin · BER G

Lot 18

Apt 3, Beech Park Wood
Easton Road, Leixlip
Kildare
W23X Y70

Starting Bid: €199,000

Stunning 2 bed apartment with south facing garden. This property enjoys an enviable location perfectly positioned close to the bustling village of Leixlip. Excellent property on offer here.

Branch: Celbridge | 016272770

2 Bed Ground Floor Apt. · ImmaculateInterior · Ideal Location · BER B3

Lot 19

185 Cruise Park Drive
Tyrellstown, Dublin 15
Dublin
D15W K66

Starting Bid: €230,000

No. 185 Cruise Park Drive is a 3 bed duplex house, located in the established Tyrrelstown development which is approx. c.8 miles west from Central Dublin

Branch: Tyrrelstown | (01) 827 2300

3 Bed Duplex · In Need of Moderniation · Excellent Location · BER C1

Lot 20

25 Cuanahowan
Rathoe Road, Tullow
Carlow
R93E W96

Starting Bid: €165,000

A 4 bed detached property, in a desired residential development close to town amenities. In need of complete internal and external upgrading and re-decoration, it presents an opportunity to plan and colour to one's own taste.

Branch: Carlow | 059 914 0344

4 Bed Detached · Internal/External Upgrade · Close to Town Amenities · BER D1

Lot 21

Derrycooley
Rahan, Tullamore
Offaly
R35W D88

Starting Bid: €55,000

A 2 bed detached bungalow, extending to c. 63m2 and is situated on a large c. 3 acre site. While the house is in need of total renovation, it can offer an excellent opportunity for redevelopment into family home

Branch: Tullamore | 057 9351063

2 Bed Detached Bungalow · Large c. 3 Acre Site · Total Renovation Needed · BER G

Lot 22

Cliffin
Virginia
Cavan
A82V 568

Starting Bid: €95,000

We offer to the market this traditional style, 3 bed farmhouse in need of refurbishment, on an independent site to the market. Located in Killinkere in close proximity to local amenities.

Branch: Ballyjamesduff | 049 8544283

3 Bed Farmhouse · In Need of Refurbishment · Large Independent Site · BER G

Lot 23

12 Laurel Lodge
Strandhill Road
Sligo
F91P 2RR

Starting Bid: €135,000

A superb 2 bed apartment in the well established development of Ardfinn, just off the prestigious Strandhill Road. This apartment is in excellent condition and features bright, spacious accommodation throughout. This property is currently tenanted and is due to be sold with vacant possession.

Branch: Sligo | 071 914 0404

2 Bed Apartment · excellent condition · Sold Vacant Possession · BER B3

Lot 24

Burnville House Ballyfin Road
Portlaoise
Laois

Starting Bid: €95,000

This 4 bed detached property will make the ideal investment opportunity / family home. The property is located on the Ballyfin road in Portlaoise, within walking distance to all amenities.

Branch: Portlaoise | 057 866 6344

4 Bed Detached · Investment / Family Home · Great Location · BER C3

Lot 25

1 Hillcrest Park
Lucan
Dublin
K78C 1H2

Starting Bid: €300,000

A well located 5-bedroom semi-detached property, in a highly sought-after development within walking distance of Lucan village. A fantastic opportunity to modernise and create that ideal family home.

Branch: Lucan | 01 628 3660

5 Bed Semi-Detached · Close to Lucan Village · Ideal Family Home · BER E1

Lot 26

Killaha
Kenmare
Kerry

Starting Bid: €190,000

Superbly located, 4 bed bungalow set on a C. 1. 1 acre elevated site with magnificent views of Kenmare Bay.

Branch: Killarney | 087-2354416 / 064 6634582

4 Bed Bungalow · C. 1.1 Acre Elevated Site · Excellent Location · BER E1

Lot 27

Coolnabacca
Stradbally
Laois

Starting Bid: €65,000

This is a fantastic opportunity to acquire a fine holding [c. 0.57 acres] in an excellent location.The main house is in need of full refurbishment but the main structures are good and services remain connected.

Branch: Portlaoise | 057 866 6344

0.57 Acre Site · Range of Outbuildings · House 1,280 sq.ft.

Lot 28

46 Woodpark
Castleknock
Dublin
D15A K8W

Starting Bid: €475,000

This fine 3 bedroom semi detached property is situated in a mature & much sought after residential area, ideal for a family home. The accommodation measures approx. 130m2 and includes an open plan living/kitchen/dining, a utility room, a study and 3 good sized bedrooms and family bathroom.

Branch: Dunboyne | (01) 825 5222

3 Bed Semi-Detached · Superbly Located · Private Rear Garden · BER E1

Lot 29

Lisgorran
Ballybay
Monaghan

Starting Bid: €60,000

This property comprises of a 4 bed detached farmhouse sure to appeal to those searching for a renovation project, which offers fantastic potential to refurbish into a quirky family home with some land attached.

Branch: Monaghan | (047) 71454

4 Bed Farmhouse · Renovation Project · Approx. 1.38 Acres · BER E2

NOTES

THE LEINSTER PROPERTY AUCTION

Our Upcoming Public Auction Events

No Entry Fees

Thursday December 5th

If you're interested in buying or selling at one of our next events, please contact us today for further information.

Our Upcoming Online Auction Events

Thursday November 7th

Thursday December 5th

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If you would like to sign up to our catalogue subscription service, please fill out the form below and return to: The Auction Department, First Floor Offices, Unit 3, Liosbaun Business Park, Galway or email: enquiries@iam-sold.ie to register your interest.

Name _____

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Telephone _____

Auction Terms & Conditions

On the Auctioneer receiving an acceptable bid or when an offer is accepted pre or post auction, the following terms and conditions apply:

Unconditional Auction

1. On acceptance of an offer or on the fall of the hammer the buyer will pay a 10% contract deposit (subject to a minimum of €6,500), with signing of contracts for sale required immediately by the successful Bidder.

2. From point of exchange, 28 days is granted to both Buyer and Seller to close the agreed sale (unless stated otherwise).

3. The contracts for sale and legal packs should be reviewed before bidding. The signed contract for sale will be relied on as the agreement between parties.

4. We advise all bidders seek independent legal advice before bidding.

5. Deposit can be taken by debit card or bank draft (made payable to IAM Sold Property Auctions).

6. The property may be offered for sale with an undisclosed reserve. In this instance the Starting Bids Price will be noted and the reserve may be higher or lower than this figure.

7. The Starting Bids Price & the Reserve are subject to change.

8. VAT may be applicable in addition to the purchase price and this will be noted in the Contract for Sale.

9. Please note that lots may be sold or withdrawn at any time prior to auction.

10. The particulars included in this catalogue and all other advertisements, 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 a property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the Seller.

Remote Bidding Service

Telephone or proxy bidding.

We provide a remote bidding service for prospective Buyers who are unable to attend the auction event in person. The service is by telephone or proxy bid which is a written bid up to a specified amount. If you require a bidding service please contact the Auction Team on **01 687 5040** or **enquiries@iam-sold.ie** to request the remote bidding registration form. To avoid disappointment please contact the Auction Team at the earliest opportunity to avail of this service as a limited number of places are available.

Terms & Conditions

1. A prospective buyer wishing to make a telephone or proxy bid ("Bidder") must complete, sign and date the specified bidding form which will be provided by the auction team. Separate bidding forms must be completed for each individual lot.

2. The form must be delivered to The Auction Department, Unit 3, Liosbaun Business Park, Tuam Road, Galway at least 24 hours prior to the start of the Auction.

3. For the telephone bidding service, a member of the Auction Team will contact the Bidder by telephone before the specified lot is offered for sale and take instruction from the Bidder via the telephone. We recommend for the telephone bidding forms, that the Bidder fills out a a maximum bid amount in the event connection cannot be made or is lost during the auction event.

4. If the Bidder is successful in securing the property, the auction team are authorised to sign immediately the Contract of Sale on their behalf as outlined on the bidding form provided.

5. If the Bidder wishes to withdraw or alter their remote bidding registration form or to attend the Auction in person, it is their responsibility to notify the Auction Team in writing no later than 3pm on the day of the Auction.

6. The Auction Team shall not be liable for any failure to bid due to inadequate or unclear instructions being received or for any other reason. The Auction Team have absolute discretion as to whether or not and in what manner to bid.

7. The Bidder is deemed to have full knowledge of the General and Special Conditions of Sale and all other relevant documentation including the Terms and Conditions of the Auction. The Bidder is also deemed to have full knowledge of any addendum produced by the Auction Team at or prior to the Auction. The Bidder is therefore advised to check with the Auction team whether any relevant addendum has or will be produced and the Auction Team will not be liable if the Bidder fails to check. The Bidder confirms that they will keep the Auctioneers indemnified against any claims arising from the processing of their bidding form.

8. On acceptance of a bid, a deposit will be taken from the debit/credit card details as nominated on the remote bidding registration form.

If you should need any more information or have any questions about our terms & conditions please contact us by telephone, email or alternatively visit our website www.leinsterpropertyauction.ie

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THE HOLIDAY HOME
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Dundrum	Dublin	Rathcoole	Letterkenny	Gorey
Ratoath	Dublin	Wicklow	Athy	Celbridge

THE AUCTION DEPARTMENT

First Floor Offices, Unit 3, Liosbaun Business Park, Galway
01 687 5040 | www.leinsterpropertyauction.ie

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