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237 Castlepark, Ballybane

Starting Bid: €295,000.00



For sale 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.

This recently refurbished three-bedroom end-of-terrace property offers an excellent opportunity to acquire a comfortable home with generous outdoor space and exciting potential for future extension. Situated on a notably large site, the property provides plenty of parking and substantial room to the side and rear, making it particularly appealing to families, those looking for additional outdoor space, or buyers seeking the opportunity to further develop and enhance their home.

The property has been recently refurbished and is presented in excellent condition throughout, with a refurbished kitchen and newly fitted bathroom providing a fresh and modern feel to this home. The accommodation offers 2 well proportioned double bedrooms along with a single bedroom together with comfortable living space, making it an ideal choice for both owner-occupiers and those looking for a sound investment. For investors, the house is not rent capped and market rent would give an excellent yield of circa 10%.

The house has been fitted with new flooring throughout, new wardrobes and a newly fitted oil stove in the sitting room, creating a warm and welcoming focal point. The property also benefits from oil-fired central heating, providing efficient heating throughout the home. Additionally, a new boiler and radiators have been fitted, offering excellent energy efficiency, improved heating performance and the added peace of mind of a modern, reliable heating system. The home has been well insulated with both cavity wall insulation and attic insulation completed, giving an excellent BER rating of B3.

One of the property's standout features is the exceptional size of the site. There is ample off-street parking for 4 - 6 cars, while the generous grounds offer considerable flexibility for the future. Subject to the necessary planning permission, there is plenty of scope to extend the existing accommodation, offering buyers the opportunity to create additional living space and tailor the property to their individual requirements.

The combination of a recently refurbished interior, modern kitchen, three-bedroom accommodation, oil-fired heating and a substantial site with excellent parking makes this an attractive and versatile property.

Whether you are looking for a ready-to-move-into family home or a property with scope to add value over time, this spacious end-of-terrace house offers a rare combination of comfort, convenience and potential. Early viewing is highly recommended to fully appreciate the size of the site and the opportunities this property has to offer.

To view or make a bid contact 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

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