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## **43 Ard O'Donnell, Letterkenny**

### **Starting Bid: €125,000.00**



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](https://iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Here we have an excellent three-bedroom end - terrace home being brought to the market; this home offers great potential as a fixer upper. It had been extended previously to gain a third bedroom at first floor level and a kitchen and shower room at ground floor level.

The property is located extremely centrally and is within easy walking distance from The Cathedral, Letterkenny University Hospital, Atlantic Technical College, Garda Station and Letterkenny's Main Street to mention but a few along with a host of other amenities.

The property represents an excellent opportunity to purchase either a family home or investment property and would provide a yield of circa 15% per annum.

The property has a back yard, fuel store and a basic shed to the rear which can facilitate a car.

Accommodation as follows...

Entrance Hall 3.14 x 1.80m

Sitting Room 2.93 x 2.65m

Open fireplace.

Living Room 4.6 x 3.4m

Back boiler stove, storage under stairs, presses to left of stove.

Kitchen 2.53 x 2.42m, Pedestrian door to rear, high- and low-level units, sink, window.

Shower Room 2.28 x 1.53m

Two-piece white suite including sink, low level flush w.c., window, shower enclosure and electrical shower.

Dining Area 2.78 x 1.7m Laminated flooring, walls painted, feature wall papered.

Landing 2.3 x 0.92m

Corridor 3.2 x 0.8m

Sky light overhead.

Bathroom 2.45 x 1.25m@ 1 window, three piece suits included low level flush w.c., w.h.b., and bidet, hot-press.

Bedroom One 3.6 x 2.95m Front Aspect.

Wardrobe space off.

Bedroom Two 3.4 x 2.3m

Built in wardrobes.

Bedroom Two Rear 3.34 x 3.76m Floor carpeted, walls painted, large window with curtain pole and curtains, roller blind.

Bedroom Three 2.49 x 2.4m Rear aspect.

Garage 4.8 x 2.55 internally.

Pre-cast sides, corrugated roof, wooden pedestrian door next house and double vehicular doors to rear.

Features

Enclosed rear yard, concreted, shed, fuel store to rear.

Boiler stove, oil fired central heating, uPVC windows and doors to front, enclosed front garden with walled / railing surround and gate.

BER G / BER No. 118332253

Floor Area 77.48 m<sup>2</sup>

Inclusions: Everything within house.

To access the legal pack, please copy and paste the link below:

<http://www.iamsold.ie/properties/1b3daa7b1c504584aa7cb0629c74016a/auction-pack>

TO VIEW OR MAKE A BID Contact Martin McGowan Properties 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.

Entrance Hall

3.14 x 1.80m

Sitting Room

2.93 x 2.65m

Open fireplace.

Living Room

4.6 x 3.4m

Back boiler stove, storage under stairs, presses to left of stove.

Kitchen

2.53 x 2.42m

Pedestrian door to rear, high- and low-level units, sink, window.

Shower Room

2.28 x 1.53m

Two-piece white suite including sink, low level flush w.c., window, shower enclosure and electrical shower.

Dining Area

2.78 x 1.7m

Laminated flooring, walls painted, feature wall papered.

Landing

2.3 x 0.92m

Corridor  
3.2 x 0.8m  
Sky light overhead.

Bathroom  
2.45 x 1.25m  
1 window, three piece suits included low level flush w.c., w.h.b., and bidet, hot-press.

Bedroom One  
3.6 x 2.95m Front Aspect.  
Wardrobe space off.

Bedroom Two  
3.4 x 2.3m  
Built in wardrobes.

Bedroom Two Rear  
3.34 x 3.76m  
Floor carpeted, walls painted, large window with curtain pole and curtains, roller blind.

Bedroom Three  
2.49 x 2.4m  
Rear aspect.

Garage  
4.8 x 2.55 internally.  
Pre-cast sides, corrugated roof, wooden pedestrian door next house and double vehicular doors to rear.