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Struan Cottage, Aghadiffin, Kilkelly

Starting Bid: €135,000.00

For sale by Sherry FitzGerald Hanley 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.

Discover this beautifully renovated 3-bedroom cottage set in the peaceful rural surrounds of Aghadiffen, just a short drive from Kilkelly village.

Offering the perfect blend of modern comforts and countryside charm, this home provides an ideal escape for nature lovers, walkers, anglers, or those seeking a quiet lifestyle with excellent connectivity.

The property has been thoughtfully updated in recent years, including the addition of a bright and spacious sunroom to the rear—perfect for relaxing and enjoying views of the surrounding greenery.

Inside, the home is warm and welcoming, with well-proportioned rooms and modern finishes throughout. A refurbished stone shed sits to the side of the cottage, offering excellent storage or workshop space.

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To the rear, a large lawned garden is surrounded by mature trees, offering both privacy and potential for further landscaping or recreational use.

Outdoor enthusiasts will appreciate the miles of quiet country roads ideal for walking or cycling, and the proximity to two local lakes—Lough Erritt and Urlaur Lake—both popular for swimming, fishing, and picnicking. Urlaur Abbey, a historical lakeside ruin, adds further charm to this idyllic area.

Location Highlights:
Just 10 minutes from Kilkelly village
10 minutes to Ireland West Airport Knock
10 minutes to the N17 for easy access to Galway, Sligo and Castlebar Close to the towns of Knock, Ballyhaunis, and Charlestown

Kilkelly is a village in County Mayo, lying between Knock Airport and the town of Knock itself. The village is along the N17, a national primary road running between Galway and Sligo. Locals enjoy the idyllic tranquillity of the verdant countryside, while remaining within easy reach of a number of amenities.

Features
Renovated 3-bedroom detached cottage
Oil-fired central heating
Bright rear sunroom extension
Refurbished stone outbuilding
Large rear lawn with mature tree boundary
Peaceful rural setting with excellent walks and natural beauty
Near fishing/swimming lakes at Lough Erritt & Urlaur
Short drive to N17 and Ireland West Airport Knock
BER D1 / BER Number: 118423722
Energy Performance Indicator: 232.57
Floor Area 110.74 (m2)

Rooms
Utility Room 2.3m x 2.3m
Plumbed for a washing mahcine. Hot press (1m x1m) Shelved.
Bedroom 3 3.5m x 3.5m
Large double room to the front of the house with carpet floor.
Sitting Room 3.3m x 3.3m
With timber laminate floor, feature solid stone surround fireplace with a solid fuel stove.
Bedroom 1 3.3m x 3.7
Double room to the front of the house with a carpet floor.
Bedroom 2 3.6m x 3.6m
Double room to the rear of the house with a carpet floor.
En-Suite (1.5m x 2.6m)
with tiled floor, double shower tray, wash hand basin with vanity unit, WC and skylight to the ceiling.
Bathroom 1.8m x 2.5m
With tile effect floor, fully tiled walls, fully tiled shower, bathtub, WC and wash hand basin.

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Kitchen 2.3m x 2.5m
With tiled effect floor, fitted kitchen and window overlooking the rear.
Sun Room
Glazed on two side to the rear of the house which see sun all afternoon and evening.

To access the legal pack, please copy and paste the link below:
http://www.iamsold.ie/properties/1d09b2c07f5146809f03570b87a48111/auction-pack

TO VIEW OR MAKE A BID Contact Sherry FitzGerald Hanley or 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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Sun Room
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Sitting Room
3.3m x 3.3m
With timber laminate floor, feature solid stone surround fireplace with a solid fuel stove.

Bedroom 1
3.3m x 3.7
Double room to the front of the house with a carpet floor.

Bedroom 2
3.6m x 3.6m
Double room to the rear of the house with a carpet floor.

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En-Suite (1.5m x 2.6m)
with tiled floor, double shower tray, wash hand basin with vanity unit, WC and skylight to the ceiling.

Bedroom 3
3.5m x 3.5m
Large double room to the front of the house with carpet floor.

Bathroom
1.8m x 2.5m
With tile effect floor, fully tiled walls, fully tiled shower, bathtub, WC and wash hand basin.

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