Campbells Auctioneers
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Dungloe
Co. Donegal
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Mulnamina More, Glenties

Starting Bid: €160,000.00

For sale by Campbells Auctioneers 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.

Occupying an elevated position with breathtaking panoramic views over Gweebarra Bay, Campbells is delighted to present this charming traditional cottage to the open market.

Set on approximately 5 acres of land, the property enjoys a peaceful and picturesque setting, Just a short stroll from the river`s edge and only a brief drive from Dooey beach, Narin`s celebrated Blue Flag beach and the renowned Narin & Portnoo Links Golf Course.

The Accommodation includes an inviting Entrance Hall, a bright and cosy Kitchen/Living room, a Bathroom, a useful Storage Room, and a Main Bedroom boasting exceptional views across Gweebarra Bay.

Loft access is available on both sides of the cottage, offering additional storage or potential for further development.

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Externally, there is a generous garden area with captivating sea views, along with a versatile shed that could lend itself to a variety of uses.

Highlights
Panoramic Sea Views
5 Acres Approx.
Convenient Location
BER Exempt - Total Floor Area less then 50 m2.

Accommodation
Entrance Hall
1.75m (5'9") x 1.46m (4'9")
Tiled

Kitchen, Living Room
7.36m (24'2") x 3.09m (10'2")
Solid Stove, Fitted Kitchen Units, Laminated Wooden Floor

Bedroom
3.08m (10'1") x 2.08m (6'10")
Laminated Wooden Floor, Fixed Wardrobe, Sea View

Bathroom
1.81m (5'11") x 1.67m (5'6")
Hand Basin, Shower, Toilet, Fully Tiled

Storage Room
2m (6'7") x 1.79m (5'10")
Hanging Rails, Storage Shelves, Carpet

Loft 1
3.21m (10'6") x 1.96m (6'5")
Carpet, Sea View

Loft 2 1.95m (6'5") x 11.69m (38'4")
Carpeted

TO VIEW OR MAKE A BID Contact Campbells Auctioneers 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

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

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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 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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