

Mallon Property Ltd
The Business Centre
8 Dublin Street
Dundalk
A91 XV8X
t: 042 932 9900
email: info@mallonproperty.com

3 Regans Terrace, Avenue Road, Dundalk

Starting Bid: €140,000.00



For sale by Mallon Property Ltd via the [iamsgold](https://www.iamsgold.com) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsgoldni.com](https://www.iamsgoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

A total fixer upper in the heart of Town

Entrance hall, sitting room, living room, kitchenette, 3 bedrooms, bathroom. Rear garden with back access.

A property full of character, charm and potential which will require further outlay and total renovation to create your Jewel in the Town.

Will suit a Building Contractor, property investor or anyone with an eye for a shrewd investment.

Great rental potential. It would be hard to find a more central address, walking distance to Train Station, Schools, Shopping Centres, the Town Centre and all its amenities.

Likely eligible for Vacant Homes Improvement Grant (Subject to Local Authority approval)

Features

3 Bed Terrace

Fixer Upper needing a full renovation.

Town Centre location

Floor Area 78.95 (m2)

BER G / BER No: 101610061

Energy Performance Indicator: 893.68 kWh/m2/yr

Floor Area 78.95 (m2)

TO VIEW OR MAKE A BID Contact Mallon Property Ltd 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 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.