

Martin McGowan Properties
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12 Drumboe Lower, Stranolar

Starting Bid: €139,000.00



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. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

This three-bedroom semi-detached cottage is situated on a private site in the highly convenient area of Drumboe Lower, Stranolar, directly adjacent to Finn Valley College, the town's new secondary school, and only a short distance from St. Columba's College.

The property is ready for immediate occupation, having been maintained in good, livable condition throughout. While some modernisation would enhance the home over time, it offers purchasers the opportunity to upgrade gradually to their own taste, rather than requiring immediate works.

Externally, the property benefits from a defined access path and public lighting to the door, adding to its appeal, safety, and day-to-day convenience.

Accommodation
Three bedrooms

Living accommodation in good condition
Functional kitchen and bathroom
Semi-detached layout on a private site

Location

Beside Finn Valley College (new secondary school)
Close to St. Columba's College
Within easy reach of Stranorlar town centre
Established residential area with strong demand

Opportunity

This property would make an excellent starter home, downsizer option, or investment property, given its location, condition, and price point. Homes in this area and bracket are consistently sought after.

Priced sensibly for a straightforward sale, with an asking level just under €150,000, this is a genuine opportunity to acquire a well-located home with scope to add value over time.

ACCOMMODATION DETAILS

Entrance Hall

2.03 x 0.98m

Laminated floor, wall papered.

Shower Room

2.48 x 2.0m

Floor tiled, walls fully tiled, W.C., W.H.B. within a vanity unit, shower enclosure, wooden ceiling, 1 no. of window.

Bedroom One

3.56 x 2.4m (side aspect)

Laminated floor, walls papered, 1 no. of window.

Bedroom Two

3.13 x 2.78m (rear aspect)

Laminated floor, ceiling light, pedestrian door to side, 1 no. of window.

Bedroom Three

4.46 x 2.92m (front to rear)

Laminated floor, ceiling light, 1 no. of window.

Living Room

4.5 x 2.38m

Wooden ceiling and feature wall, open fire with back boiler, 1 large window to front and 1 to rear, laminated flooring.

Kitchen

2.89 x 2.44m

Floor tiled, high- and low-level units, 1 ½ bowl single drainer s/s sink, plumbed and wired for washing machine and dishwasher, low level electric oven and ceramic 4 ring elec. hob, pedestrian door to side and window to rear.

Features

3-Bedroom Cottage

Great location between two secondary schools

Generous Site

Good price point

Back boiler open fire

Excellent location

Walk-in condition

Strong value

Boundaries hedged, street laid in decorative stone, small block-built fuel store, O.F.C.H.

BER E2 / BER No. 110732930

Floor Area 64.12 (m2)

Rates

Based on current guide price LPT tax = €109 per annum.

Directions

F93 VKK2 (enter into google maps - ensure your location is switched on)

TO VIEW OR MAKE A BID Contact Martin McGowan Properties 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 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.

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