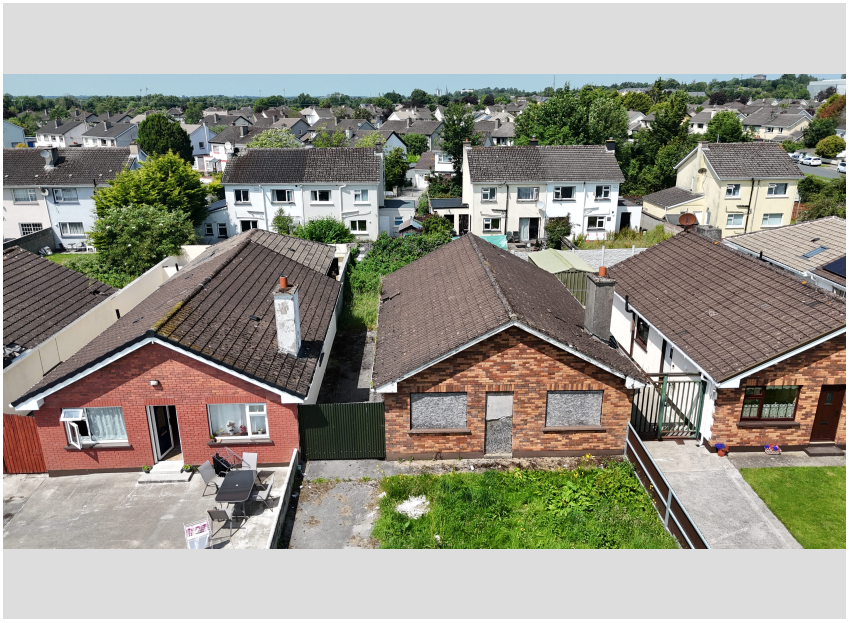
Vincent Egan Auctioneers
Elphin St
Termon
Boyle
Roscommon
t: 071 966 2464
email: property@vincentegan.net

118 Meadowbrook, Athlone

Starting Bid: €130,000.00







For sale by Vincent Egan 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.

3-Bedroom Bungalow in a Prime Athlone Location

An excellent opportunity to acquire a three-bedroom bungalow in the highly sought-after Willow Park area of Athlone. Ideally positioned directly opposite the Technological University of the Shannon (TUS), this property offers exceptional convenience with shops, schools, restaurants, cafés, bars, and a wide range of local amenities all within easy reach. Athlone Town Centre is just a five-minute drive away. While the property requires complete renovation and refurbishment throughout, it presents an outstanding opportunity for homeowners, investors, or builders seeking a rewarding restoration project. The property is expected to qualify for the Derelict Property Refurbishment Grant (subject to the purchaser meeting the relevant scheme criteria).

Accommodation

- Entrance hall
- Kitchen
- Sitting room with open fireplace
- Bathroom
- Three spacious double bedrooms

Features:

- Prime Willow Park location directly opposite the Technological University of the Shannon (TUS)

- Excellent renovation and investment opportunity

- Potential eligibility for the Derelict Property Refurbishment Grant (subject to qualifying criteria)

- Strong rental potential due to proximity to TUS, Athlone Town Centre, and local amenities

- Off-street parking for two cars

- Private enclosed rear garden

- Convenient access to schools, shops, public transport, and major road networks

This property offers enormous potential for those looking to create a modern family home or an investment property in one of Athlone's most convenient and established residential locations.

Virtual tour: https://youtube.com/shorts/LcUCK-U0QeY

To view or make a bid, contact Vincent Egan 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 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.