

Sherry FitzGerald Davitt & Davitt
ICS House
The Square
Castlepollard
Westmeath
t: 044 9340000
email: jwalsh@sfdd.ie

Green Street, Castlepollard

Starting Bid: €100,000.00



For sale by Sherry FitzGerald Davitt & Davitt 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.

Three bedroom semi-detached circa 1920's two storey residence spanning approx 71.62 sq.m (771 sq.ft) with side entrance and a selection of outbuildings, presents an excellent opportunity for buyers seeking a property to restore and modernize to their own taste. This home may qualify for the vacant property grant and SEAI grants. Set on a large site this property offers a blank canvas for refurbishment. Nestled in the heart of the thriving town of Castlepollard.

The ground floor accommodation comprises of the sitting room, one double bedroom, kitchen and bathroom. Upstairs there are two double bedrooms.

Castlepollard town centre offers all necessary amenities including a selection of local shops, pubs, coffee shops, hotel, Churches, Post Office and nearby are a Tesco supermarket, two primary schools, a post primary school, library and a creche. Sporting and leisure facilities nearby include a strong GAA presence for hurling, camogie and football, a gym and many

lakes and rivers for water sports and fishing. Tullynally Castle with its beautiful gardens and forestry walks are close by as are Fore Abbey and Mullaghmeen Forest. Lough Lene Blue Flag Lake in Collinstown is a less than 10-minute drive away where swimming and various water sports can be enjoyed.

Castlepollard is within the commuter belt for those needing regular access to Dublin city. Serviced with the New TFI Local Link 818 Mullingar to Castlepollard via Collinstown, offering 5 daily return services Monday to Thursday, 8 on Friday, 7 on Saturday and 5 on Sundays by car Dublin is approx 40 mins drive to reach the M50. Or alternatively there is a regular train service from Mullingar which is just 12 kms away. Other convenient key routes by road include Athlone, Tullamore and Galway.

Accommodation

Sitting Room

4.043m x 3.883m (13'3" x 12'9")

Front door and front aspect window, solid fuel fireplace with timber surround, understairs storage.

Bedroom One

3.905m x 2.821m (12'10" x 9'3")

Downstairs double room off the sitting room with front aspect.

Kitchen

2.553m x 2.6m (8'5" x 8'6")

To the rear with fitted units and sink.

Bathroom

1.717m x 2.542m (5'8" x 8'4")

Contains wash hand basin, WC, shower over the bath.

Landing

4.077m x 0.81m (13'5" x 2'8")

Bedroom Two

4.051m x 3.047m (13'3" x 10')

Double room with dual aspect.

Bedroom Three

4.011m x 2.648m (13'2" x 8'8")

Front aspect, double room.

Shed One

2.279m x 2.688m (7'6" x 8'10")

Stone shed with power supply, concrete base, galvanised roof.

Shed Two

2.112m x 5.1m (6'11" x 16'9")

Open block built shed.

Special Features & Services

Town centre location
PVC windows and doors
Side entrance
Solid fuel fireplace in sitting room
Selection of outbuildings
Mains water
Mains drainage
Vacant approx 4 years
Stone facade
Built circa 1920
BER G / BER No: 105129878
Floor Area 71.62 (m2)

TO VIEW OR MAKE A BID Contact Sherry FitzGerald Davitt & Davitt or [iamsold](http://iamsold.ie),
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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