

Devlinreagh, Carrigart

Starting Bid: €110,000.00



For sale by McBride Auctioneers via the [iamsold](https://iamsold.ie) 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.

Built in 2005, this charming home offers a warm and inviting layout with a cosy sitting room complete with open fireplace, a spacious kitchen/dining area, and a bright sunroom featuring large windows that capture stunning sea views.

The property comprises 3 bedrooms and a main bathroom, while outside boasts a garage, a generous front garden, a rear garden, and a beautifully landscaped seaside garden with lawns, shrubs, and Escallonia borders.

ACCOMMODATION

Entrance Porch
4.35m X 1.50m. L-shaped.

Sitting Room
3.80m X 3.42m.

Open fireplace and laminate floor.

Kitchen/dining area

5.20m X 2.25m.

Fitted kitchen, Belfast sink, Chinese skate floor. Solid fuel stove.

Sun Room

3.60m X 3.4m.

Chinese slate floor, large windows with sea views.

Bedroom No. 1

3.30m X 2.21m.

Fitted wardrobes to walls.

Bedroom No. 2

3.60m X 3.30m.

Carpet to floor.

Bedroom No. 3

3.70m X 3.50m.

Fitted wardrobe.

Bathroom

3.20m X 2.45m.

wc, wb, bath and a Triton shower. Wall and floor tiling and timber cladding to walls.

From the main hallway there's a Staighre to an attic space.

Outside garage

7.00m X 4.00m

with windows and hardwood door.

OTHER FEATURES

Slate roof

Double glaze uPVC windows and doors

BER D1 / BER No. 102104924

Floor Area 95.05 m2

SERVICES

Services include electricity and water mains, sewerage is to a septic tank within the boundaries to the south end of the site.

To access the legal pack, please copy and paste the link below

<http://www.iamsold.ie/properties/693a51808d8944f4b964a306fc47db7a/auction-pack>

TO VIEW OR MAKE A BID Contact McBride 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.