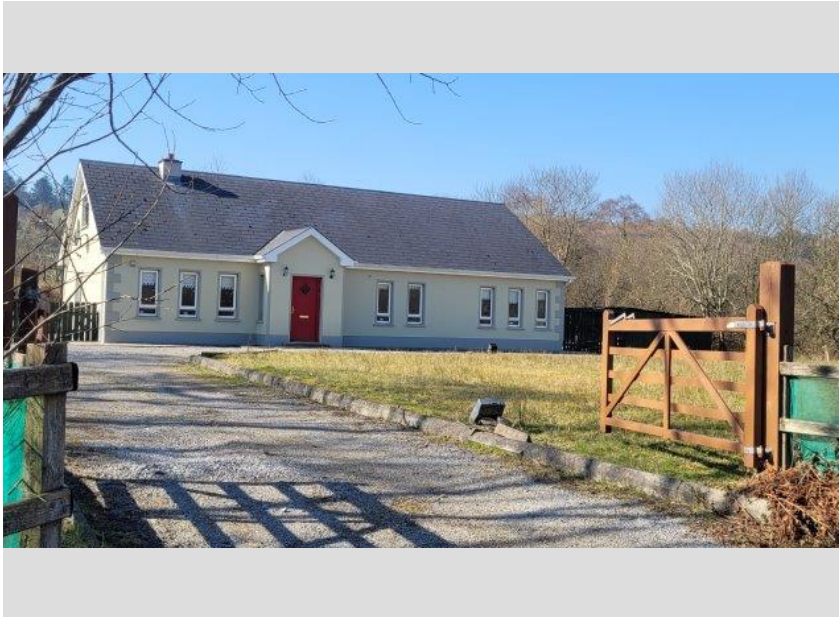


Sean O'Boyle Auctioneers & Valuers Ltd.
Main Street
Manorhamilton
Leitrim
t: 071 985 6886
email: info@oboyleproperty.ie

Glebe, Glenade

Starting Bid: €225,000.00



For sale by Sean O'Boyle Auctioneers and Valuers Ltd. via the [iamsold](https://www.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](https://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Attractive 4 Bedroom Detached Residence on Circa 1.33 acres.

Spacious 4 bedroom property, set on a large 1.33 acre plot in a most convenient location. Close to the popular Glenade Lake amenity, with many attractions easily accessible. All amenities including a good choice of schools close by.

Built approx. 2004 this bungalow offers good accommodation and would make an ideal family home, with provisions in place to further develop the attic for additional accommodation, if desired. The grounds provide a mature setting with a timber summer house style building to the rear.

Accommodation: –

Kitchen/Dining area, Sitting room, Utility room, 4 Bedrooms (1 en-suite) & Bathroom

Features: -

Popular location within easy access of all amenities
Situated in a charming setting with panoramic countryside views
Close to the popular Glenade Lake amenity
Ranch style gated entrance & ample parking
Summerhouse & decking to rear
Post & rail fencing to boundary
Spacious well designed accommodation
Great natural light
Attractive fitted kitchen with great worktop space & integrated appliances
Spacious kitchen/dining area with sliding patio doors to rear
Sitting room features attractive feature fireplace with solid fuel open fire
Master bedroom includes en-suite
Main bathroom includes corner bath & separate shower
Oil fired central heating
Provisions in place to further develop the attic for additional accommodation

Services: -

Electricity - Mains
Water - Private Well
Sewerage - Septic Tank
Heating - Oil fired central heating & solid fuel open fire
Broadband - Available
BER C2 / BER No. 107000440
Floor Area 141.02 m²
Folio LM10934F
Plot Size 1.30 acre(s)

TO VIEW OR MAKE A BID Contact Sean O'Boyle Auctioneers or [iamsold](http://iamsold.com), 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](http://iamsold.com) 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.

Entrance Hall
6.2m x 1.8m

Kitchen/Dining area
4.08m x 4m

Utility room
3.6m x 1.8m

Sitting room
4.5m x 3.7m

Bathroom
3.5m x 3m

Bedroom 1
3.7m x 3.2m

Bedroom 2
3.7m x 4m

Bedroom 3
4.4m x 3.6m
En-suite
2.7m x 1.5m

Bedroom 4
3.6m x 3.7m