

Mallon Property Ltd
The Business Centre
8 Dublin Street
Dundalk
A91 XV8X

t: 042 932 9900

email: info@mallonproperty.com

2 Regans Terrace, Avenue Road, Dundalk

Starting Bid: €165,000.00



For sale by Mallon Property 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.

Entrance hall, sitting room/3rd bedroom, living room, kitchen, 2 bedrooms, bathroom. Sunny South facing private rear garden with potential back access. Laneway to the rear.

Natural gas central heating, D/G PVC windows throughout. A ready to go' property that still has lots of character & charm.

A perfect purchase for a single person/young couple looking to live in the heart of things or indeed anyone with an eye for a shrewd investment. Great rental potential.

*Property may be eligible for Vacant Property Refurbishment Grant.

The Vacant Property Refurbishment Grant provides funding so you can refurbish vacant and derelict homes. It can also be used to renovate vacant and derelict properties that have not been used as residential properties before. This only applies if these non-residential

properties were previously used for commercial or public use and now have the correct planning permission.

You can get a grant of up to €50,000 to renovate a vacant property and up to €70,000, if the property is derelict.

It would be hard to find a more central address, walking distance to Train Station, Schools, Shopping Centres, the Town Centre and all its amenities.

BER Rating: BER E1

To view or make a bid contact Mallon Property LTD 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.