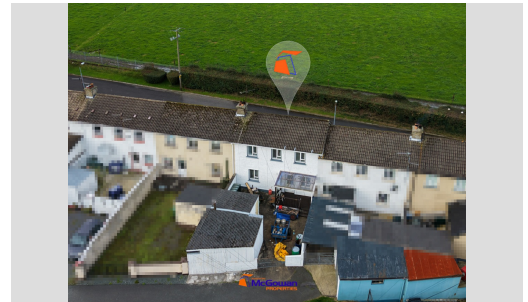


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535 The Curragh, Killygordon

Starting Bid: €115,000.00



For sale by Martin McGowan Properties 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.

Well-Presented 3 Bedroom Terrace Home – 535 The Curragh, Killygordon --

Situated in the mature and established residential development of The Curragh, Killygordon, this well-presented three-bedroom two-storey terrace home offers an excellent opportunity for first-time buyers, young families or those looking for a comfortable, easily maintained home.

The property enjoys a very good C energy rating, is easily heated and is ready for immediate occupation. The accommodation is complemented by an oil-fired central heating system and a back-boiler stove, providing an additional source of heat.

Externally, the property is particularly low maintenance, with no grass to cut, off-street parking to the rear and two useful outbuildings providing excellent storage. To the front, the property enjoys an attractive green-field aspect, with an open outlook towards the main

Stranorlar-Lifford road.

With low annual property tax, manageable heating costs and very little external maintenance, this is a home that should appeal to those looking for a straightforward, comfortable and affordable property in a well-established location.

Ready to occupy and worth viewing.

Entrance Hall

- Dimensions: 2.28m x 1.8m.
- Specifications: Tiled floors, painted walls with a dado rail, painted ceiling.
- Fixtures: 2D centre light fitting, one smoke alarm, PVC glazed door with a partially glazed side panel.

Sitting Room

- Dimensions: 4.9m x 3.75m.
- Specifications: Laminated floor, painted ceiling, wallpapered walls.
- Fixtures: Large front window, one rear window, five-tier decorative centre light fitting.
- Heating: Mahogany surround fireplace with a cast iron insert and a back boiler open fire.
- Storage: Hot press located in the corner.

Kitchen

- Dimensions: 3.71m x 2.5m (at widest point).
- Specifications: High and low-level units, one and a half bowl single drainer sink, oak pelmet matching the kitchen units over the window.
- Appliances: Four-ring gas hob, low-level electric oven, free-stand fridge freezer with extractor above.
- Features: Breakfast bar, storage under-stairs storage.

Bathroom

- Dimensions: 2.25m x 1.78m.
- Specifications: Fully tiled walls and floor (tiled to ceiling).
- Fixtures: Triton T80si electric shower, extra-large enclosure with glazed sides, wash hand basin set in a vanity unit, low-level flush WC.

Bedroom 1 (Front)

- Dimensions: 4.86m x 2.69m.
- Specifications: Laminate floor, painted walls.
- Fixtures: Large front window, one rear window, metal curtain poles.

Bedroom 2 (Rear)

- Dimensions: 2.8m x 2.37m.
- Specifications: Laminate floor, painted walls.
- Fixtures: One window with vertical blinds and metal curtain poles.

Bedroom 3

- Dimensions: 3.76m x 2.36m.
- Specifications: Laminate floor, painted walls.
- Fixtures: Large window with wooden curtain poles.
- Storage: Includes a walk-in storage closet measuring 1.0m x 1.42m.

Exterior & Outbuildings

- Rear Area: Concreted back streets, fuel store, and 2 no. of small sheds.
- Boundaries: Walled on all sides with a galvanized gate at the back.
- Sun Trap/Enclosure: A second rear area measuring 3.3m x 2.4m, enclosed with PVC clear roofing.

Compliance Notes

- Fire Safety: One smoke alarm noted in the entrance hall.
- Glazing: PVC glazed entrance door and side panels installed.
- Heating System: Back boiler confirmed within the sitting room fireplace. Along with oil fired central heating.

Shed: 3.5m x 2.57m. Features a concrete floor, screened walls, one workbench, and shelving.

Utilities: Contains an oil burner and is plumbed for a washing machine.

External: Includes a new oil tank.

Second Shed: Measures approximately 4.6m x 4.0m (average due to varying angles). Constructed with corrugated sheeted walls and a concrete floor.

BER: C

SIZE: 75m²

To view or make a bid, contact Martin McGowan Properties 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

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