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15 Knockthomas Drive, Castlebar

Starting Bid: €225,000.00



For sale by Olivia Needham Property 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.

15 Knockthomas Drive, Castlebar, Co. Mayo, F23 WT35

****Detached Three-Bedroom Bungalow in a Highly Convenient Town Centre Location****

Ideally positioned within easy walking distance of Castlebar town centre, No. 15 Knockthomas Drive is a well-located detached bungalow offering comfortable accommodation together with excellent potential for further development.

Completed in 2007, the property enjoys a particularly convenient setting approximately five minutes' walk from Castlebar's Main Street and within walking distance of a wide range of schools, shops, services and town centre amenities.

The accommodation is well proportioned and comprises a lounge, kitchen, dining room, utility room, three bedrooms, bathroom and separate shower room.

A particularly attractive feature of the property is the large attic space, which may provide potential to increase the usable floor area of the residence, subject to the necessary building and planning requirements.

Given the layout and size of the property, there may also be potential, subject to compliance with current planning and building regulations, to reconfigure or subdivide the existing accommodation to provide an additional self-contained residential unit providing two 2 bedroom self contained units.

This is an appealing opportunity for owner-occupiers, downsizers, investors or purchasers seeking a centrally located detached residence with scope to adapt the accommodation to suit future requirements.

Accommodation

Lounge
Kitchen
Dining Room
Utility Room
Three Bedrooms
Bathroom
Separate Shower Room
Large Attic Space

Features

- * Detached bungalow-style residence
- * Completed in 2007
- * Excellent central Castlebar location
- * Approximately five minutes' walk from Main Street
- * Walking distance of local schools and town centre amenities
- * Three-bedroom accommodation
- * Bathroom and separate shower room
- * Large attic offering further potential
- * Potential for reconfiguration or subdivision, subject to applicable requirements
- * PVC double-glazed windows
- * Electric heating
- * Electric shower

****Viewing is highly recommended to appreciate the location, accommodation and potential offered by this conveniently situated property.****

To view or make a bid contact Olivia Needham Property 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.