New Quay Real Estate
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Rose Thatch Cottage, Roveagh, Kilcolgan

Starting Bid: €220,000.00







For sale by New Quay Real Estate 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.

Highlights:

Gorgeous Picture Postcard Property
Coveted Prime Location within Minutes of Amenities and the Wild Atlantic Way
Fantastic Investment Opportunity SPP
Sought After Location Where Properties Rarely Come to the Market

We are very excited to bring to the market this adorable quintessential thatched Irish cottage set amid mature lush green surroundings on a gated private site in the highly sought after area of Roveagh on the Kilcornan Wood Road just a couple of minutes from Clarinbridge and the Wild Atlantic Way.

While compact this fabulous traditional cottage can comfortably sleep five people with two bedrooms, configured as a double and a triple, with plenty of additional space for wardrobe

storage. An open plan kitchen area and living room are served by a beautiful original fireplace with fresh contemporary floor tiling a tasteful compliment to the circa 1900s keystone arch. The twin door solid fuel stove includes a back boiler that can be connected if desired given the easy access to the hot water infrastructure which also includes immersion heating. The bathroom benefits from a full bath with integrated electric shower and the same eye-catching patterned tiling that continues into the hall to the hot press access. The entire floor area bar the bathroom and hall has newly installed light oak engineered wood flooring throughout.

The gorgeous site is adorned with mature trees that frame the property to dramatic effect. A beautiful single pitch Burren Crag Stone outbuilding with its mammoth natural stone lintel offers a substantial circa 17 square metre floorspace and would make a cracking chill-out space or private shebeen along with other potential uses with water and electric connection already present.

The grounds currently include a truck body for storage which the vendor will be removing as part of the sale unless the scenario arises whereby an interested party may wish to retain said unit which can then be discussed. If this space is to be vacated it would make an ideal pitch for a chalet SPP given the height and south facing aspect along with an ideal gradient to connect to the existing wastewater pipework. The septic tank is off site on the property opposite and as we understand it a right of way (for servicing/maintenance) exists by way of prescriptive easement given it has been servicing the property for well over twenty years. This actually benefits the property in that any development of the site SPP is not compromised by the minimum distance requirements of a structure’s proximity to tank and percolation area.

Unlike many of its counterparts the thatch roof benefits from box profile steel roof sheeting underneath and we understand that full insurance including fire cover is available with O’Callaghan Insurances based in Dundalk.

While the term ‘prime countryside location’ gets thrown around and assigned to far lesser areas, there is no ambiguity when it comes to this property. A five-minute drive brings you to spectacular coastline and breath-taking natural beauty. Eight minutes and you’re at the Oranmore roundabout and Galway City limits. Morans on the Weir and Clainbridge, the home of the world renowned Oyster Festival including a multitude of other gems are within a couple of kilometres with Junction 17 of the M18 just a seven minute drive.

Kitchen Area/Living Room 4.77m x 4.23m + 0.97m x 0.87m + 0.86m x 0.8m
Bedroom 1 4.32m x 2.42m
Bedroom 2 3.57m x 2.15m
Bathroom 2.31m x 1.95m
Hall 1.1m x 1.03m
HP 1m x 0.95m
Burren Stone Shed 5.64m x 3m

Kilolgan – 2 Mins
Clarinbridge – 4 Mins
Morans on the Weir – 5 Mins
Oranmore – 8 Mins

Kinvara 14 – Mins
Galway City – 20 Mins

This charming and unique residence would make an ideal starter home or a potentially highly lucrative investment property as an Airbnb SPP. This is a rare opportunity in an extremely coveted location where sites alone are likely to achieve in the region €150,000. As such we strongly recommend that those with a serious interest not to delay in contacting us.

Viewings by strictly by appointment only.

BER: exempt
Total floor area: 47m2

To view or make a bid contact New Quay Real Estate 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.

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