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Lehenagh, Cashel

Starting Bid: €260,000.00

For sale by Michelle Burke Estate Agents 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.

This charming home in Cashel, Co Galway is sited in the most scenic of location & comes to the market in turn key condition.

Located in Lehanagh, this residence has a wonderful rustic feel about it & would make an ideal bolt hole for a buyer looking to escape the hustle & bustle of city day living.

Accommodation is offered as followed: entrance porch accessed via traditional half doors, large open plan lounge with fireplace, stone flooring, double glazed windows, fully fitted kitchen with all requisite appliances, there are two double bedrooms off the lounge area & main family bathroom.

A small secretly located button allows for an electronic dropped stira stairs which leads to the converted attic this space comes with 2 velux windows offering stunning views of the sea & surrounding countryside - this may be used as a sleeping area, plus home office &

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storage space (SPP). It is ideal should the new owners decide to use the property as an occasional air B&B - allowing them to store personal item for their house during personal occupation.

There are stunning views of Betraghboy Bay & its rugged coastline. The property is also close to Cashel Bay - this residence enjoys the best of both worlds, whilst being totally private, it is by no means isolated - both Carna & Roundstone are just 8 miles away whilst the bustling Clifden town is just 14 miles away.

When the current owners purchased this cottage there was just a group water scheme to provide water to the property. However, in order to ensure a constant supply they undertook to have the water supply be connected to the mains.

Properties such as this one is difficult to find & one is such good condition & competitively priced is a rarity.

Owning a home in Lehanagh, Cashel, Co. Galway offers a unique blend of natural beauty, cultural richness, and community spirit.

Here are some of the standout features that make this area an appealing place to live;
Scenic Beauty & Tranquility
Lehanagh is nestled in the heart of Connemara, renowned for its rugged coastline, rolling hills, and panoramic views of Betraghboy Bay. The area provides a serene environment, ideal for those seeking peace and a close connection to nature. Homes here often feature traditional stone walls and rustic charm, reflecting the region's heritage.

Authentic Rural Living
Living in Lehanagh offers an authentic rural Irish experience. The community is characterized by its traditional cottages and a slower pace of life. Despite its seclusion, the area is within reasonable distance to villages like Carna and Roundstone, providing access to essential amenities.

Accessible Yet Secluded
While Lehanagh offers seclusion, it is not isolated. Public transport options are available, with bus routes connecting to nearby towns such as Clifden and Galway. This balance allows residents to enjoy tranquility without sacrificing accessibility.

Community & Education
The area boasts a strong sense of community, with local schools like Scoil Naomh Treasa Cashel serving the educational needs of families. Additionally, the Cashel Community Education Centre offers a variety of courses, fostering lifelong learning and community engagement.

Rich Cultural Heritage
Cashel and its surroundings are steeped in history and culture. The region is part of the Gaeltacht, where the Irish language and traditions are preserved and celebrated. This cultural richness adds depth to the living experience in Lehanagh.

Active Lifestyle Opportunities

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For those interested in sports and outdoor activities, the local Carna-Cashel GAA club offers opportunities to engage in Gaelic football and other community events. The natural landscape also provides ample opportunities for hiking, fishing, and exploring.

Charming two bedroom cottage located in the most scenic of locations
Presented to the market in spotless & turn key condition
Open plan lounge with fireplace &
Both bedrooms are are double in size & bathroom comes with bath &
On mains water supply ensuring constant water supply
Access to fully floored attic with velux windows - ideal as 3rd bedroom (SPP)
Stunning views onto Bertraghboy Bay with it rugged coastline
Rural location but close to local villages & towns (Clifden just 11 miles away)
Ideal holiday home or weekend bolt hole
Floor Area 79 m2
BER G / BER No: 107380107

For a Virtual Tour - Copy and Paste the below link;
https://youtu.be/JwYkCfjsZZo

To access the legal pack, please copy and paste the link below
http://www.iamsold.ie/properties/b2104c09312642b08b79d0d14e177018/auction-pack

TO VIEW OR MAKE A BID Contact Michelle Burke Estate Agents 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

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