Sean O'Boyle Auctioneers & Valuers Ltd.
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Donaghmore, Manorhamilton

Starting Bid: €180,000.00







For sale by Sean O'Boyle Auctioneers & Valuers Ltd. 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 Maintained 4 Bedroom Bungalow on Elevated Site with panoramic views. Set on 0.61 Acre.

This well maintained 4 bedroom residence comes to the market with many attractive features. Well located on the edge of this vibrant town, within walking distance of all amenities, and within easy access of both Sligo and Enniskillen.

Featuring generous accommodation and large garden, including attractive enclosed decking area to the rear of the property. Situated in a private setting, surrounded by mature trees and overlooking views of the town and countryside.

Starting Bids €180,000

This charming property has much to offer, providing a great family home given its generous grounds, well designed accommodation and convenient location.

Accommodation: –

Open Plan Kitchen/Dining/Living room, Sitting room, 4 Bedrooms & Bathroom.

Features:

Close to all amenities and within easy access of Sligo, Enniskillen & Bundoran
South facing residence in a private setting boasting mature generous grounds
Situated on an elevated site with countryside views
Spacious enclosed decking area to rear, accessible from living area
Stone built raised beds at entrance to property provide an attractive feature
Ample parking
Entrance porch fitted with sliding doors & PVC front door
Attractive maple fitted kitchen with integrated fridge freezer
Double aspect windows from kitchen/dining area
Oil range in kitchen
Pleasant décor throughout
Laminated timber flooring throughout
Sliding patio doors from living area
Impressive stone feature fireplace in sitting room – with inset stove
Four good sized bedrooms with large windows
Built in wardrobes in 2 bedrooms
Wet room style bathroom with new sanitary ware fitted
Basement area for storage – accessible from exterior gable
Attic floored for storage – Stira fitted
Double glazed PVC windows and doors
Floor Area: Approximately 115.21m2
Folio: Freehold Title – Part of LM11128F
Set on Circa 0.61 Acre.
Services: –
Electricity – Mains
Water – Mains
Sewerage – Private Septic Tank
Heating – Oil fired central heating & solid fuel inset stove
Broadband – Available
BER Details: –

BER Rating – E1
BER number – 114750508
kWh/m2/yr – 323.08
kgCO2/m2/yr – 99.03

Viewings are highly recommended.

Starting Bids: €180,000

Directions:-
From Manorhamilton, take the Enniskillen road. After Mill Hill Lawns on your right hand side, take the first right. Continue straight on, past Manorhamilton Livestock Sales and see the avenue bordered by two piers. Continue straight on to access the property for sale.

Eircode: F91 Y2E2

Beds 4 Baths 1
Plot Size 0.61 acre(s)
Parking Ample
Heating ofch and solid fuel
BER Details E1

To view or make a bid contact Sean O'Boyle Auctioneers & Valuers 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 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.