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## **No. 1 The Courtyard, Twins Oak, Ballieborough**

**Starting Bid: €50,000.00**



For sale by Terry Hyland 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](https://iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

### Highlights:

- Excellent investment opportunity
- A short walk to all amenities
- Well appointed rooms
- Water damage
- Full renovation required

We offer to the market this two bedroom end-of-terrace property on the outskirts of Ballieborough town.

The property, built circa 2002, has a floor area of approximately 81.63 sq. m. / 878.65 sq. ft.

## Accommodation:

Entrance hall - 5.45m x 1.93m  
Kitchen/dining - 4.51m x 2.55m  
Living room - 4.63m x 3.17m  
WC - 1.85m x 1.51m  
Landing - 2.70m x 2.15m  
Master bedroom - 3.57m x 3.20m  
Ensuite - 2.62m x 1.00m  
Bedroom 2 - 4.60m x 3.07m  
Bathroom - 2.30m x 1.99m

The property is heated by way of an oil-fired central heating system complemented by an open fire in the living room.

This house has suffered water damage and a full renovation is required, as well as an electrical reconnection.

The property is located just a short walk from the Tesco Superstore and all of the amenities that Bailieborough town has to offer.

TO VIEW OR MAKE A BID Contact Terry Hyland Estate Agents or [iamsold](http://iamsold.com), [www.iamsold.ie](http://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 firm's 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](http://iamsold.com) 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.