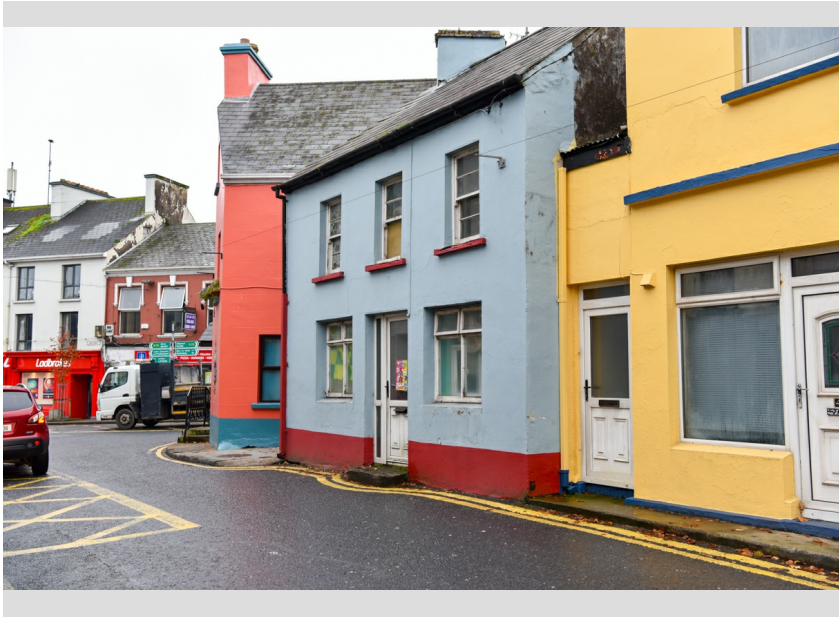


Martin McGowan Properties
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Ballybofey
Donegal
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Glenfin Street, Ballybofey

Starting Bid: €38,000.00



For sale by Martin McGowan Properties 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.

We are offering a former commercial building within Ballybofey Town Centre at a bargain price. This would make a great fixer upper, located over two floors, it was previously used for a number of decades as an opticians practice. The property could be renovated as a commercial premises or could be turned in to residential.

As is, there is one room on the ground floor and w.c. off and at first floor level is currently two rooms which can be kept or made into one large room.

The property has been vacant well over 2 years and as such is likely to qualify for one of a number of government grants currently on offer.

There is host of amenities within a short walking distance of your front door, from Jacksons Hotel, pubs, take aways, banks, shops and the scenic Drumboe woods.

Glenfin Street is proposed to be pedestrianised and with the acquirement of a local family home on the Donegal Road this brings this proposal closer to fruition.

We are starting of this property with an extremely low and attractive guide price, if you are looking for a town centre property at low cost and want a project to tackle over the winter then don't miss this opportunity as interest is sure to be strong.

ACCOMMODATION

Ground floor

c. 4.83 x 4.34m = 20.96 sq. m. / 226 sq. ft.

Includes main room with WHB and entrance porch and W.C. and stairs.

First Floor

c. 4.118 x 4.517 = 18.82 sq. m. / 203 sq. ft.

Comprises small landing, two number of rooms which could be made into one larger room.

Features

Should qualify for government grants

Water connection in place

Electricity live and in use

Town Centre Location

Can be commercial or residential

Great location for Air BnB

BER G / BER No. 800847592

Floor Area 430 sq. feet

****The Vacant Property Refurbishment Grant provides funding so you can refurbish vacant and derelict homes. It can also be used to renovate vacant and derelict properties that have not been used as residential properties before. This only applies if these non-residential properties were previously used for commercial or public use and now have the correct planning permission. You can get a grant of up to €50,000 to renovate a vacant property and up to €70,000, if the property is derelict.**

To access the legal pack, please copy and paste the link below

<http://www.iamsold.ie/properties/cffe73f88057434d9dfbac8a38534bff/auction-pack>

TO VIEW OR MAKE A BID Contact Martin McGowan Properties 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.