

Sherry FitzGerald Hanley
Ballyhaunis Road
Claremorris
Mayo
t: 094 93 71479
email: gerard@sfhanley.ie

The Herd's house, Woodfield, Kilkelly

Starting Bid: €120,000.00



For sale by Sherry FitzGerald Hanley 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:

Elevated site.

Close to Kilkelly, the N17 and IWAK

Ready to immediate occupation

Set on a nice, elevated site, this traditional three-bedroom stone cottage offers a wonderful opportunity to acquire a character-filled home in a rural setting, while remaining conveniently close to local amenities and transport links.

Located just a short drive from Kilkelly, Kiltimagh and approximately 1km from the N17 national route, the property enjoys excellent connectivity to Knock Airport, Claremorris, Charlestown, Galway and Sligo. Kilkelly itself is situated on the N17 corridor in County Mayo.

The accommodation is presented in good overall condition and has been well maintained over the years. While immediately habitable, the property would benefit from some modernisation, offering purchasers the opportunity to put their own stamp on this charming home and create a superb countryside residence.

Porch 3m x 1.4m. With double aspect windows, allowing for lots of natural light.

Living Room 3.7m x 4.1m. With lino floor and open fireplace.

Kitchen 2.4m x 2.6m. With lino floor, fitted kitchen and a door leading to the rear garden.

Bathroom 2.6m x 2.1m. With lino floor, WC, wash hand basin, shower and bathtub.

Bedroom 1 4.1m x 3.5m. Double room to the front of the house with carpet floor.

Bedroom 2 3.8m x 2m. Single room to the front of the house with carpet floor.

Bedroom 3 2.7m x 2.6m. Double room to the rear of the house with carpet floor.

Externally, the property enjoys gardens to both the front and rear.

BER: F

Total floor area: 76.17m²

To view or make a bid, contact Sherry FitzGerald Hanley or [iamsold](http://iamsold.ie), 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 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.