

DNG Declan Woulfe
Main Street
Abbeyfeale
Limerick
t: 068 32141
email: property@woulfe.ie

Ballydonohoe, Glin, Tarbert

Starting Bid: €87,500.00



For sale by DNG Declan Woulfe via the [iamsold](https://www.iamsold.ie) 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://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are pleased to offer for sale this ideally located 2 bed detached stone cottage residence in need of refurbishment situated on a circa 0.74 acre site located approximately 1 km from Tarbert on the Limerick/Kerry border just off the N69 (Limerick/Tralee coast road).

The cottage has the benefit of full planning permission for the construction of a rear extension to the existing dwelling house, changes to the front elevation of the existing dwelling house, new replacement entrance, driveway, decommissioning of existing septic tank system and installation of a new replacement packaged wastewater unit and eco-flo filter.

The cottage would make an ideal home or holiday home as it is located near the Shannon estuary and a short drive to the heritage town of Listowel and the seaside town of Ballybunion and a short hop from West Clare.

Features

Stone cottage
Septic Tank
Electricity connection available at roadside
Mains water connection available at roadside
Slate roof
Double glazed windows at the front of the cottage
Attic room
Concrete floors
Teak front door

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

<http://www.iamsold.ie/properties/d7abb0f376d546f290ca493a6981a857/auction-pack>

TO VIEW OR MAKE A BID Contact DNG Declan Woulfe 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 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.