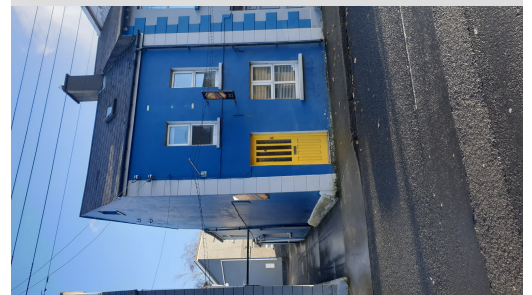


**Neal J Doherty & Sons**  
**Bank Place**  
**Carndonagh**  
**Donegal**  
**t: 0749374300**  
**email: [info@njdohertyproperty.com](mailto:info@njdohertyproperty.com)**

**Investment yield c. 13%, 8 Chapel Street (2 properties), Carndonagh**  
**Starting Bid: €110,000.00**



For sale by Neal J Doherty & Sons via the [iamsold](https://www.iamssold.com) 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.iamssold.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Excellent Opportunity to purchase a fine 2 bedroom end of terrace house with an additional detached property to the rear.

The property is situated in an ideal location in the centre of Carndonagh Town.

Main property consists of 2 reception rooms, 2 bedrooms, kitchen, utility, shower room and toilet.

The additional property to the rear is a detached 2 storey unit currently used as a tattoo parlour but can easily be converted into a 1 bedroom apartment.

This is an ideal starter home or investment property.

## Features

Situated in Carndonagh Town Centre  
Detached 2 Storey Unit to the rear  
Ideal Starter Home or Investment Opportunity  
BER G / BER No. 116123050  
Floor Area: 95.47 m<sup>2</sup>

TO VIEW OR MAKE A BID Contact Neal J Doherty & Sons or [iamsold](http://iamsold.ie), [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) 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.

## Ground Floor

Sitting Room  
14'6" (4.42m) x 9'6" (2.9m)

Living Room  
13'8" (4.17m) x 12'3" (3.73m)

Kitchen  
17'6" (5.33m) x 13'2" (4.01m)

Utility  
4'9" (1.45m) x 5'8" (1.73m)

Toilet  
5'2" (1.57m) x 3'6" (1.07m)

## First Floor

Bedroom 1  
14'4" (4.37m) x 9'6" (2.9m)

Bedroom 2  
12'2" (3.71m) x 8'4" (2.54m)

Shower Room  
6'4" (1.93m) x 4'8" (1.42m)