

## **Doohoma, Belmullet**

### **Starting Bid: €195,000.00**



For sale by Tim Quinn & Co. Auctioneers 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.

We are delighted to welcome to the market this large six bedroom detached property (with one en-suite) situated in the village of Doohoma, which is situated 17km from Bangor-Erris and 22km from Belmullet town.

Part of the property was formerly the local post office, and this section was recently renovated and is now an open plan modern living area with a large utility / storage room adjacent.

\*Note: there was a chimney fire earlier this year and while all the damaged areas have been rewired the property is to be sold as is.

The property is being offered for sale with most of the furniture and electrical items included and has scenic views over Blacksod Bay and Achill Island, Doohoma beach is 2km from the house.

There is also approximately 6.27 acres of land included in the sale, the land is located across the road from the house and is contained in Folio No. MY27513F.

The property consists of the following,

Ground floor

Entrance hall with staircase / hallways, One bedroom with en-suite (electric shower), Sitting room with insert stove (back boiler), Fully fitted kitchen / dining area / hot press, Newly renovated living/ dining area with separate front access, Large utility room / laundry room.

First floor

Landing area, Five bedrooms, Family bathroom (bathtub & electric shower), Office, Storage room.

This is a spacious property in a great location and the total estimated internal floor area is 2,200 square feet. There are a number of storage sheds to the rear along with the garden area and parking space. The property is connected to all main services and is served by a septic tank system. There is full double glazing throughout and the heating is provided by O.F.C.H. and by the insert back boiler stove in the sitting room, there is also a range in the kitchen which assists in the heating of the property.

Approximate room measurements (in feet)

Bedroom one - 7' x 10'

En suite- 4' x 6'.5"

Sitting room - 9' x 17'

Kitchen - 8'.5" x 14'

Open living / dining area approx. 305 square feet

Utility room - 6'.5" x 27'

Office - 7' x 8'.5"

Bedroom two - 8' x 12'

Bedroom three - 8'.5" x 11'.5"

Bedroom four - 8' x 11'

Bedroom five - 8'.5" x 11'

Bedroom six - 9' x 11'

Family bathroom 6' x 7'.5"

BER D1 / BER No. 117076612

Floor Area 207.12 m2

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

<http://www.iamsold.ie/properties/f6a3e68ece764126aef81b09920d00c5/auction-pack>

TO VIEW OR MAKE A BID Contact Tim Quinn & Co. Auctioneers or iamsold, [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 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.

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