

**Arthur & Lees Auctioneers**  
**9 Francis St**  
**Ennis**  
**Co.Clare**

**t: 065 - 6868686**  
**email: [info@arthurandlees.ie](mailto:info@arthurandlees.ie)**

## **Doonogan, Mullagh**

### **Starting Bid: €75,000.00**



For sale by Arthur & Lees Auctioneers 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.

Two rural dwellings in the townland of Doonogan, a short distance from Mullagh village and coastal areas such as Quilty (7km), Spanish Point (8km) & Doonbeg (15km). Each dwelling is contained within its own separate folio (CE51995F & CE51994F). Ideally located in a tranquil setting offering fabulous views of rolling hills & countryside, distant sea views not forgetting Mount Callan to the north east.

Both dwellings have been vacant for a considerable period of time and consequently will require considerable refurbishment & redevelopment. This offers the incoming purchaser huge potential to be renovate to their own style.

It should be noted that these properties may qualify for the Vacant Property Refurbishment Grant For further information - <https://www.gov.ie/en/service/f8f1b-vacant-property-refurbishment-grant/>

Services: Both properties are serviced by mains water. There is a connection to electricity available.

This is a unique dwelling and will appeal to a purchaser who has the ability to take on the challenge required to transform this property into a very nice home(s).

#### Features

Folio Numbers (CE51995F & CE51994F).

Services Connected

Requires extensive refurbishment

Vacant 2+ years

Vacant possession

BER G / BER No: 117635979

TO VIEW OR MAKE A BID Contact Arthur & Lees 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 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.