

Martin Shortt Auctioneers
Cavan Street
Old Castle
Meath
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(10% Yield) 7 Inny Court, Ballyjamesduff

Starting Bid: €155,000.00



For sale by Martin Shortt 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.

This charming 3 bedroom house is in excellent condition and conveniently located within walking distance to all local amenities.

The kitchen/dining room features white units, tiled flooring, and double doors that lead to the garden. The sitting room boasts laminate wood flooring and a beautiful feature fireplace. There is also a WC with tiled flooring.

The master bedroom has laminate wooden flooring and an en-suite bathroom with tiled flooring. The second and third bedrooms also have laminate wooden flooring. The bathroom has tiled flooring and partially tiled walls.

Additional features:
Turn Key Condition
Oil-fired central heating

Stira stairs to the attic.
Investment Property with approx. 10% Yield
BER C2 / BER No. 114821853

TO VIEW OR MAKE A BID Contact Martin Shortt Auctioneers or [iamsold](http://iamsold.com), 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. IAM Sold 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.