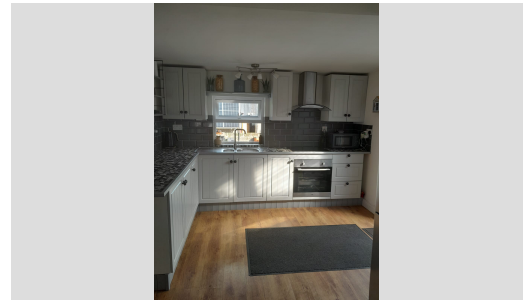
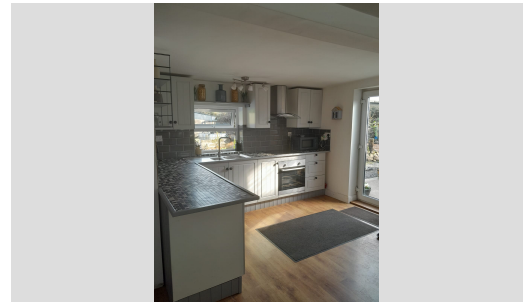


David O'Connor Auctioneering
Elphin Street
Boyle
Roscommon
t: 071 966 4561
email: david@oconnorauctioneering.com

Kilfree, Gurteen

Starting Bid: €169,000.00



For sale by David O'Connor Auctioneering 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. 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 unique 3 bedroom detached country cottage set in beautiful surrounding countryside woodlands on Circa 4.5 Acres.

This property presents an ideal opportunity to purchase a rare and exclusive gem, which has been completely renovated to a very high standard. With covered outside space adjoining property and separate substantial garage and workshop.

The property comprises of 3 bedrooms (Master bedroom is en-suite), bathroom, open plan living/kitchen/dining room; set on a circa 4.5 acre site consisting of concrete patio area with easily maintained gardens and fish pond, woodland and bog suitable for planting coppicing trees, many mature trees, a small stream and bridged decked seating area.

Located in a quiet cul-de-sac 100m from R296 just outside Gurteen Village. Boyle 20 minutes, Sligo 35 minutes, Carrick-on-Shannon 30 minutes, Knock airport 25 minutes.

Features of this property include:

Total renovation, new roof, dry lining, insulated, re-wired and replumbed and is in turn key condition

Centrally located solid fuel stove with top oven and top plate, which heats the entire house using the properties

own trees, hence no heating running costs

Water is supplied through rain water harvesting, however the mains water is located on the roadside in front of

property if desired and septic tank on site

There is a 3000w solar system with battery storage connected, running alongside mains electric connection

Metal entrance gates open onto stoned driveway with ample parking

Large natural pond with fish, frogs and dragonflies, a haven in the summer months.

Total Floor Space - 77.75m²

BER D2 / BER No. 117302166

TO VIEW OR MAKE A BID Contact David O'Connor Auctioneering or [iamsold](http://iamsold.ie), 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.

Living/Kitchen/Dining Room

(4.12m x 6.45m)

Wooden floor, open plan

Bedroom 1

(4.93m x 3.41m)

Wooden floor

En-Suite

(1.47m x 1.66m)

Wooden floor, bath

Bedroom 2

(3.94m x 3.64m)
Wooden floor

Bedroom 3
(2.33m x 2.47m)
Wooden floor

Bathroom
(1.57m x 2.23m)
Shower

Large 2 bay workshop
(8.6m x 8.9m)
With concreted floors

Floor loft
(2.7m x 4.6m)