

Buchanans Estate Agents
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6 Foxwood, Gleneely

Starting Bid: €99,950.00



For sale by Buchanans Estate Agents 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.

Suitable for cash buyers only

A four-bedroom detached chalet bungalow extending to approximately 135 sq. m, situated on a generous plot and offering well-proportioned living accommodation throughout. Located in Gleneely village, the property enjoys convenient access to local amenities and is just a 10-minute drive from both Merville and Carndonagh. The stunning Culdaff Beach is also only 10 minutes away.

PLEASE NOTE

Testing found compressive strength above the value stipulated by Building Regulations Technical Guidance Booklet A (2012); however, varying levels of free muscovite mica (5-13%) were identified, and the samples were considered high risk for iron sulfide degradation, with aggregate sulphur levels likely to exceed IS EN 12620 thresholds. A full engineer's report is available with the legal pack.

FEATURES

Four bedrooms
Two reception rooms
Two bathrooms
Large plot
uPVC double glazed windows
OFCH
Suitable for cash buyers only
Floor Area 135.09 (m2)

ACCOMMODATION

Ground Floor

Hallway: 4.58m x 2.88m
Laminate wood floor.

Sitting Room: 3.70m x 4.17m
Fireplace with wood surround.

Kitchen / Diner: 4.14m x 4.16m
High and low-level units; electric hob and oven, integrated fridge freezer.

Utility Room: 1.82m x 2.86m
Worktop, sink, and low-level units.

Bedroom 1: 3.67m x 3.28m
Laminate floor.

Bedroom 2: 2.58m x 3.28m
Laminate wood floor.

Bathroom: 2.18m x 2.05m
Bathtub, WC, and WHB, part-tiled walls.

First Floor
Landing: Hot press.

Master Bedroom: 4.39m x 4.07m
Carpet flooring.

Ensuite: 2.15m x 1.39m
Electric shower, WC, and WHB.

Bedroom 4: 3.68m x 4.38m
Carpet flooring.

BER DETAILS

BER: D1

BER Number: 119044337

Energy Performance Indicator: 232.75 kWh/m2/yr

DIRECTIONS

By putting the Eircode F93 N566 into Google maps on your smart phone the app will direct interested parties to this property.

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

<http://www.iamsold.ie/properties/0b22d24afc3c423294fe4707a538764b/auction-pack>

TO VIEW OR MAKE A BID Contact or iamsold, 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.

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