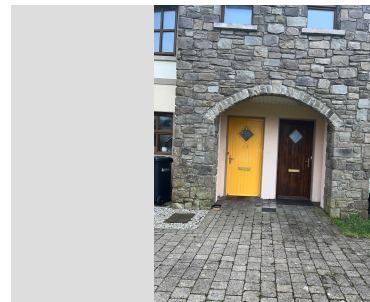
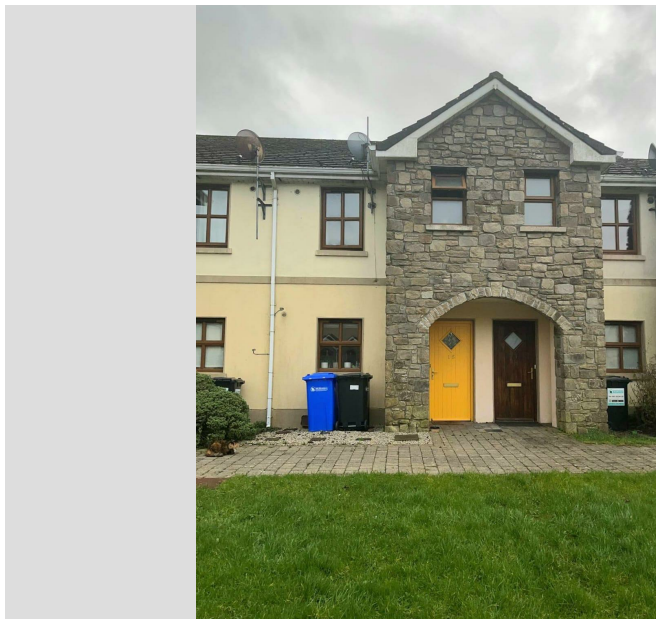


**Chazey Properties limited**  
**Clonflower**  
**Lanesborough**  
**Longford**  
**N39 EP94**  
**t: 043 332 7951**  
**email: [info@chazeyproperties.ie](mailto:info@chazeyproperties.ie)**

## **15 Clonguish Court, Newtownforbes**

### **Starting Bid: €150,000.00**



For sale by Chazey Properties via the [iamsold](https://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://iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

A 2-bedroom terrace house offered in excellent condition within walking distance to the village of Newtownforbes. Current rent is €1,200. Viewing highly recommended.

The accommodation as follows:

Kitchen / Sitting Room

Tiled kitchen with ample work space. Integrated hob and oven. Space for fridge and plumbing for washing machine.

Bedroom 1( Master En Suite )

Double bedroom with timber flooring and electric storage heaters.

Bedroom 2

Double bedroom with timber flooring and electric storage heaters.

### Main bathroom

Fully tiled. W.C on the ground floor. An added benefit to this property is its own private enclosed garden to the rear of the property.

The property is situated in a very popular residential development. Clonguish Court is within walking distance to the village of Newtownforbes offering shops, cafe and schools with Longford town only a 5 minute drive offering more extensive facilities and a mainline rail and bus station. The property is being sold with an ongoing tenancy, investment buyers only.

### Highlights

Double glazed windows

Private enclosed rear garden

Close to amenities

Longford town a short drive away

Investor opportunity with an ongoing tenancy

Current rent is €1,200

BER C1 / BER No: 119171502

Floor Area 75.09 (m2)

TO VIEW OR MAKE A BID Contact Chazey Properties 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.

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