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## **63 Wheatfield, Muff**

### **Starting Bid: €130,000.00**



For sale by Buchanans Estate Agents 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](https://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

#### **FEATURES:**

- Two reception rooms
- Very well presented
- Private enclosed rear garden & patio area
- Oil fired central heating
- Double glazed windows and doors
- Tarmac driveway
- Convenient location
- Spacious accommodation
- Wooden garden shed

A three-bedroom semi-detached chalet bungalow extending to approximately 123 sq.m. situated in a quiet cul-de-sac within the established Wheatfield development. The property

offers two reception rooms, an enclosed rear garden, and well-proportioned accommodation in a convenient residential location.

Ideally located within walking distance of Muff village and within easy reach of Derry City by car or public transport.

The property is being sold with a sitting tenant in place. Viewing is strictly by appointment only.

#### EXTRACT FROM CONCRETE BLOCK REPORT

"The laboratory test results revealed that the mean mica content is 7% on the sample tested.

Only negligible amounts iron sulfates i.e. 0.1% pyrite was found in the aggregate and no pyrrhotite was observed.

The compressive strengths of the samples tested were excellent at over 17N/mm<sup>2</sup> and well above the minimum recommended strength for blocks in housing."

#### GROUND FLOOR ACCOMMODATION

Hallway: 6.09m x 2.00m

Tiled floor, carpeted staircase to first floor and under stair storage cupboard.

Sitting Room: 4.81m x 3.78m

Laminate wood floor, brick built feature fireplace with solid wood mantle, french doors to kitchen.

Kitchen/Breakfast Room: 5.59m x 3.95m

Modern fitted kitchen with high & low level units, complementary worktops, central food prep island, plumbed for washing machine and dishwasher, tiled floor.

Family Room / Dining Room: 3.96m x 2.88m

Laminate wood floor and patio doors opening onto rear garden.

Bedroom Three: 3.38m x 2.52m

Double bedroom with fitted carpet.

Family Bathroom: 2.49m x 2.20m

Freestanding roll top bath, fully tiled shower enclosure with electric shower, part tiled walls and tiled floor, extractor fan, wc and whb.

#### FIRST FLOOR ACCOMMODATION;

LANDING: With fitted carpet and large walk-in storage cupboard.

Master Bedroom: 4.88m x 3.79m

Large double bedroom with built-in wardrobe and fitted carpet.

Bedroom Two: 4.76m x 2.50m

Double bedroom with built-in wardrobe and fitted carpet.

Shower Room: 2.10m x 1.52m

Shower cubicle and electric shower, extractor fan, tiled floor, tiled walls, wc and whb.

#### BER DETAILS

BER: C3

BER Number: 106878150

Energy Performance Indicator: 206.87 kWh/m2/yr

#### DIRECTIONS:

By putting the Eircode F93 XY29 into Google maps on your smart phone the app will direct interested parties to this property.

To view or make a bid contact Buchanans Estate Agents 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.