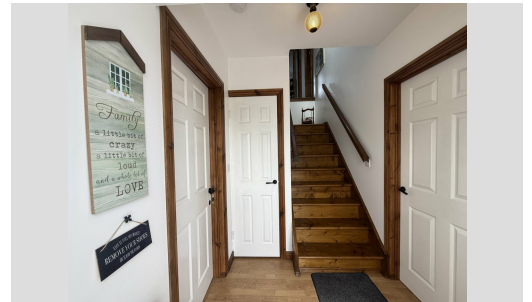


Campbells Auctioneers
11 Main Street
Dungloe
Co. Donegal
t: 074 95 21020
email: info@campbells.ie

Doochary, Donegal

Starting Bid: €160,000.00



For sale by Campbells Auctioneers 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.

Located in the peaceful townland of Derrynacarrow, Doochary and sitting on a site area of approximately 0.88 acres, this 3 bed property makes for an ideal family or holiday home.

It is within walking distance to the village of Doochary and its local amenities, and only a short drive to the town of Dungloe.

Ground floor accommodation consists of an entrance hall, open plan kitchen, dining and living room, utility room, w.c., storage cupboards and a master bedroom (en suite).

The first floor includes two additional generously sized bedrooms, a main bathroom and a hot press.

Features

Ideal Family / Holiday Home

3 Bedrooms

Walking Distance to Doochary Village

0.88 Acres Property

BER D2 / BER No. 118980051

Floor Area 122.12 m²

Entrance Hall

2.12m (6'11") x 1.72m (5'8")

Laminate Wood Flooring

Living Room

3.71m (12'2") x 3.27m (10'9")

Laminate Wood Flooring, Stove, Open Plan

Dining Area

3.74m (12'3") x 3.61m (11'10")

Laminate Wood Flooring, Patio Doors leading to Balcony, Open Plan

Kitchen

3.63m (11'11") x 2.5m (8'2")

Laminate Wood Flooring, Fitted Units, Open Plan

Bedroom No.1

3.71m (12'2") x 3.66m (12'0")

Laminate Wood Flooring, Walk in Robe, En-Suite

En-Suite (Bedroom No.1)

2.87m (9'5") x 1.19m (3'11")

Laminate Wood Flooring, Tiled Splashback Areas, Shower, Wash Hand Basin, W.C

Bedroom No.2

5.27m (17'3") x 3.77m (12'4")

Carpet Flooring

Bedroom No.3

5.27m (17'3") x 2.7m (8'10")

Carpet Flooring

Utility

2.3m (7'7") x 1.28m (4'2")

Linoleum Flooring, Fitted Shelving

Bathroom

2.3m (7'7") x 1.46m (4'9")

Linoleum Flooring, Walk in in Shower, W.C, Wash Hand Basin, Tiled Splashback Areas

Bathroom (Upstairs)

2.72m (8'11") x 1.85m (6'1")

Tiled Flooring, Tiled Splashback Areas, Bath, Wash Hand Basin, W.C

Storage Cupboard
1.06m (3'6") x 0.63m (2'1")
Laminate Wood Flooring

Landing Area
Carpet Flooring

Hotpress
1.63m (5'4") x 1.55m (5'1")

TO VIEW OR MAKE A BID Contact Campbells 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. [iamsold](http://iamsold.com) 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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