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# Creagh, Keenagh

## Starting Bid: €89,000.00







For sale by Brid Rhatigan Estate Agent KW 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.

DETACHED TWO-BEDROOM RESIDENCE ON C.1.23 ACRES AT CREAGH, KEENAGH, CO. LONGFORD N39 XV30

We are delighted to present this detached two-storey residence, occupying an impressive c.1.23-acre site at Creagh, Keenagh, Co. Longford.

Set in a peaceful countryside location with generous grounds and good road frontage, this property offers an exciting opportunity for a purchaser seeking space, privacy and the chance to create a home tailored entirely to their own requirements. The property extends to approximately 80 sq. m. and currently provides two bedrooms together with a living room, kitchen and bathroom. An original cast-iron fireplace adds character and provides an attractive feature for those looking to retain some of the property's original charm.

A PROPERTY FULL OF POTENTIAL

While requiring refurbishment, the property offers an excellent blank canvas for transformation. The generous site and existing dwelling provide scope to create a comfortable and modern family home while retaining the advantages of a substantial rural holding. The c.1.23-acre grounds are a particularly attractive feature, offering plenty of space for gardens, outdoor living and further enhancement of the property, subject to the necessary planning permissions and consents.

POTENTIAL GRANT ASSISTANCE

The property may be eligible for the Vacant Property Refurbishment Grant, subject to meeting the relevant criteria and approval by the local authority. The scheme can provide up to €50,000, with a potential additional €20,000 derelict-property top-up, giving possible grant assistance of up to €70,000 for qualifying properties. Purchasers may also be eligible for certain SEAI home energy upgrade supports. Eligibility and the availability of grant funding should be confirmed by the purchaser with the relevant authorities before commencing works.

DEVELOPMENT & EXTENSION POTENTIAL

The generous site presents an excellent opportunity for purchasers to consider extending and enhancing the existing dwelling, subject to planning permission and all necessary consents. The property may appeal particularly to those looking for a renovation project with the potential to create a substantial private home in a desirable rural setting.

LOCATION

Creagh enjoys a quiet countryside setting while remaining conveniently positioned for access to the wider Midlands. • Ballymahon – approx. 7 km • Longford – approx. 25 km • Athlone – approx. 30 minutes • Mullingar – approx. 40 minutes • Edgeworthstown – within easy reach

The location offers the best of both worlds, a peaceful rural environment with convenient access to nearby towns, employment centres, amenities and transport links.

BER
No:111634283

The property currently has a BER rating of G. Given the property's refurbishment potential, this provides an opportunity for a purchaser to significantly improve the energy performance and comfort of the dwelling as part of the renovation works.

THE OPPORTUNITY

This is a rare opportunity to acquire a detached residence on a generous c.1.23-acre site, with significant potential to create a beautiful private home in a peaceful countryside setting. Whether you are looking for a renovation project, a property with generous grounds or the opportunity to create a home to your own specification, this property offers considerable potential and should be of strong interest to purchasers seeking something

with scope and character. Viewing is highly recommended to fully appreciate the setting, site and potential this property has to offer.

To view or make a bid contact BRID RHATIGAN ESTATE AGENT: b.rhatigan@kwireland.com 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 firms 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.