**Noel Corcoran Auctioneers**
**41 Bank Place**
**Tipperary**
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# Main Street, Drangan

## Starting Bid: €255,000.00

For sale by Noel Corcoran 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.

Two storey 4 bed residence/ letting investment property with adjoining 2 bedroom Self-contained apartment.

This two storey corner property is centrally located in the Village of Drangan in close proximity to all amenities including the local shop, bar, hair salon, church, post office, community centre, schools, playground and the local Gaa facilities.

The dwelling is in turnkey condition and has accommodation as follows;

Hallway

Fitted Kitchen/ Dining area - 20'x9' - with tiled floor

Sittingroom - 17'6''x17'3'' - with open hearth fireplace

x4 Upstairs Bedrooms

Bathroom

Hotpress with independent immersion.

The property is fitted with uPVC windows & doors. Oil-fired Central Heating.

Enclosed Yard at rear with off street parking.

Outside Tap Water supply.

The 2 Bedroom Apartment comprises;
Fully fitted Kitchen/ Living area -18'x17'

X2 Bedrooms - 17'6'x11'.

Ensuite Bedroom - 18'x10'

Oil-fired Central Heating.

The apartment has both interconnecting access from the main dwellinghouse or totally independent access from the street or through enclosed yard.

Kilkenny City, Clonmel & Thurles are approx 30 mins drive and the M7 & M8 motorway can be accessed at Urlingford. Fethard 10 Kms.

For anyone wising to acquire a ready to occupy 4 Bedroom Letting Investment property together with 2 Bedoom self contained Apartment adjoining generating 2 rental Income streams viewing is to be highly recommended. The property sells with Vacant possession.

Potential rental Income €2500 per month or €30,000 per annum.

Full Mains Services.

BER C2 / BER No. 119153286
Floor Area 219.08 (m2)

TO VIEW OR MAKE A BID Contact Noel Corcoran Auctioneers 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.