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**Muff**  
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## Three Tree's, Quigley's Point

### Starting Bid: €275,000.00



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.

A spacious modern four-bedroom detached family home extending to approximately 221 sq.m., enjoying stunning views across Lough Foyle. Offering generous accommodation throughout, the property features two reception rooms, four well-proportioned bedrooms, and a large kitchen/dining area ideally suited to modern family living.

Conveniently located, Quigley's Point village is just a 3-minute drive away, while Muff village can be reached within 7 minutes and Derry City in approximately 15 minutes, offering the perfect balance of peaceful countryside living and everyday convenience.

#### CONCRETE BLOCK REPORT EXTRACT

"The compressive strength of the sample tested was significantly greater than the value stipulated by Building Regulations Technical Guidance Booklet A (2012).

In relation to free muscovite mica degradation, the samples tested would be considered negligible risk. The mean free muscovite mica content across all 3 samples tested was less than 5%.

In relation to iron sulfide degradation, the samples tested would be considered negligible risk, with sulfur levels likely to be well within IS EN 12620 thresholds.”

#### AUCTIONEERS COMMENTS

This property is offered for sale by online auction (unless sold prior) so please contact us early to avoid disappointment. 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.

#### FEATURES

Spacious family home  
2 reception rooms  
Newly fitted uPVC windows and doors  
Detached shed  
Elevated plot with stunning waters views  
Dual central heating with OFCH & multi fuel stove burner  
South facing patio area  
Utility Room

#### ACCOMMODATION

##### GROUND FLOOR

Porch: 2.09m x 1.36m  
Laminate wood floor. Double doors to hallway.  
Hallway: 4.42m x 2.08m  
Under stairs storage. Laminate wood floor.  
Sitting Room: 4.09m x 4.79m  
Open fire with wood surround. Laminate wood floor.  
Family Room: 4.48m x 3.52m  
Log burner with back boiler. Laminate wood floor. Double doors to kitchen.  
Kitchen/Diner: 7.98m x 3.57m  
High and low level units. Bush cooker with gas hob and electric oven. Food prep island, display cabinets.  
Utility: 2.47m x 2.33m  
High and low level units. Sink. Large storage cupboard.  
Office/Bedroom: 4.07m x 3.28m  
Laminate wood floor.  
Office: 2.29m x 1.87m  
Laminate wood floor.  
Main Bathroom: 3.48m x 2.76m  
Shower enclosure, corner jacuzzi bath tub, wc, whb. Tiled floor and part tiled walls.

##### FIRST FLOOR

Landing: Hot press.  
Master Bedroom: 5.70m x 3.46m  
Built-in wardrobe, carpet floor.  
Ensuite: 2.32m x 1.67m  
Corner shower, wc, whb. Tiled floor and part tiled walls.  
Bedroom 2: 4.75m x 3.97m  
Built-in wardrobe. Laminate wood floor.  
Bedroom 3: 5.70m x 3.48m

Built-in robe. Laminate wood floor.  
Shower Room: 2.32m x 1.84m  
Shower enclosure, wc, whb. Part tiled walls and tiled floor.  
BER DETAILS  
BER: B2  
BER No: 118989698  
Energy Performance Indicator: 124.55 kWh/m<sup>2</sup>/yr Details

#### DIRECTIONS

By putting the Eircode F93 W863 into Google maps on your smart phone the app will direct interested parties to this property.

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To view or make a bid contact Buchanans Estate Agent, or iamsold, [www.iamsold.ie](http://www.iamsold.ie)

#### DISCLAIMER:

These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. All room measurements are approximate. We have not tested the heating or electrical system. Prospective purchasers should also satisfy themselves as to any information contained therein, the structural condition of any property and that boundaries are correct (where applicable).

### Auctioneer's Comments

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### 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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