

Moloney Auctioneers
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Ballykeeroge, Campile

Starting Bid: €350,000.00



For sale by Moloney Auctioneers via the [iamsold](https://iamsold.ie) 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.

Exceptional 5-Bedroom Bungalow on 0.4 Acre – Privacy, Space & Turn-Key Living in Campile.

Set behind electric gates, this immaculate 5-bedroom bungalow offers the perfect blend of countryside tranquility and village convenience. Situated on 0.4 acres with mature gardens and concrete grounds for easy maintenance, this property is ideal for families, garden lovers, and those seeking both space and privacy.

Property Highlights

Accommodation: Over 1,700 sq ft, bright and well-laid out.

Five double-sized bedrooms, including a master with a spacious ensuite.

C1 BER rating – highly energy-efficient.

Massive garage (7.4m x 5.7m), separate dog kennel, and two coal/stick sheds.

Floored attic with Stira stairs for ample, easily accessible storage.

Concrete grounds around the house for low-maintenance living.
Pristine mature garden, perfect for outdoor enjoyment.

Accommodation Includes

Entrance Hall: 1.92m x 4.1m

Hallway: 9.12m x 1.9m

Sitting Room: 4.5m x 4.1m

Storeroom

Kitchen/Dining Room: 3.9m x 6m

Conservatory: 3.87m x 3.4m

Utility Room: 1.7m x 4.16m

Bathroom: 3.96m x 2m

Bedroom 1: 2.5m x 3.8m

Bedroom 2 (Master): 3.6m x 4m

Ensuite: 1.17m x 3m

Bedroom 3: 3.06m x 2.7m

Bedroom 4: 3.89m x 2.7m

Bedroom 5: 3.2m x 2.7m

Total Floor Area 159 m²

BER C1 / BER No: 118719871

Energy Performance Indicator: 172.34 kWh/m²/yr

Location & Lifestyle

Within walking distance to Campile village, you'll enjoy easy access to local shops, schools, and amenities. The renowned JFK Arboretum is nearby, offering scenic walks, nature trails, and a host of outdoor activities for all ages. This is a location that combines everyday convenience with the peace of the countryside.

Move-In Ready

The property is presented in turn-key condition, allowing you to simply move in and begin your next chapter. The bright, spacious entrance hall and large windows fill the home with natural light, creating a warm and welcoming atmosphere.

To access the legal pack, please copy and paste the link below

<http://www.iamsold.ie/properties/878f9831d8574d7e8f0fb6d97e614d63/auction-pack>

TO VIEW OR MAKE A BID Contact Moloney 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 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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