Brendan McGlynn & Associates
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Apartment 27, Grand Central, Canal Road, Letterkenny

Starting Bid: €115,000.00







For sale by Brendan McGlynn & Associates 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.

A well-located second-floor apartment offering excellent convenience and comfortable living in the heart of the town centre. This property features two generously sized bedrooms, an ensuite with an easy access shower, a main bathroom, and an open-plan living area ideal for modern living.

Situated in a prime position with immediate access to shops, cafés, services, and transport links, thisapartment is an excellent opportunity for first-time buyers, downsizers, or investors seeking a strong rental location.
Viewing by appointment only.

MEASUREMENTS AND DETAILS:

Hall (4.15m x 2.9m x 1.6m) L-shaped
Semi-solid wood floor

Storage (2m x 0.9m)
Living (5.5m x 2.85m)
Semi-solid wood floor
Kitchen (2.85m x 1.8m)
Tiled floor, eye and low-level units, oven/hob, fridge-freezer, washing machine
Bedroom 1 (3.7 m x 3.2m)
Carpet, built-in wardrobe
En-suite (2.45m x 1.9m)
Fully tiled, walk-in shower, mirror
Bedroom 2 (4.35m x 3.3m)
Built-in wardrobe
Bathroom (2.7m x 1.7m)
Fully tiled, 3-piece suite, shower over bath, extractor.

Special Features:

• Excellent location
• Condenser gas boiler
• PVC double glazing
• Management fee €1600 per annum

BER: B3
Total Floor Area: 69.83m2

To view or make a bid contact Brendan McGlynn & Associates 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.