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104 Clifden Glen, Clifden

Starting Bid: €165,000.00



For sale by Sherry FitzGerald Mangan 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.

This one bedroom cottages extend to over 40 square meters include a sitting - dining area, kitchen and bathroom. The design allows for further attic conversion.

104 has recently been beautifully renovated and is now a bright modern living space. A stairs has been added to give access to the first floor.

To the rear, a private enclosed south facing courtyard is an attractive addition.

Clifden Glen is a development of private residences sharing a 190 acre estate. It offers an ideal location to enjoy Connemara and all the amenities that the lovely town of Clifden has to offer. The renowned beaches at Gurteen and Dogs Bay are a short drive away.

Bordered by the Owenglin River, the development is a mix of furnished detached three bedroomed lodges and semi detached one bedroomed cottages, in a completely safe

environment.

Clifden Glen is a fully serviced and managed development having recently benefited from a major onsite upgrade. Facilities include three tennis courts, children's playground, mini golf and hill walk. There is some rental potential if purchasers wish to explore this option.

Building Energy Rating
E1/ BER Number: 110303625

Floor Area: 41.89 (m2)

Accommodation
Living /Dining Area
4.39 x 4.25:
Wood flooring. Solid fuel stove.

Kitchen
3.05 x 2.63:
Fully fitted

Bedroom
3.60 x 3.35:
Fitted wardrobe.Overlooking courtyard.

Bathroom
2.96 x 1.76:
Fully fitted with shower.

First Floor
6.10 x 3.15:

Shower Room
2.69 x 1.05:

TO VIEW OR MAKE A BID Contact Sherry FitzGerald Mangan or [iamsold](http://iamsold.ie), 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.

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