

**RE/MAX Professional Partners Galway**  
**Hardiman House**  
**5 Eyre Square**  
**Galway**  
**t: 091 330 300**  
**email: [info@remaxgalway.ie](mailto:info@remaxgalway.ie)**

## **Pine Cottage, Convent Road, Ballinrobe**

**Starting Bid: €140,000.00**



For sale by RE/MAX Professional Partners Galway via the [iamsold](https://www.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](https://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to offer for sale Pine Cottage on the much sought after Convent Road in Ballinrobe.

Pine Cottage is a 3 bed detached house situated a mere 1 minute walk from Ballinrobe community school.

Living accommodation on the ground floor comprises of an entrance hall, living room, kitchen/dining area, main bathroom, back hall and downstairs bedroom. Proceeding up the stairs is a landing and 2 bedrooms.

The property is heated by natural gas, piped from a grid and the cosy living room features a solid fuel fireplace. There is a large well maintained garden to the rear with use of a shed also.

Pine Cottage is opposite Ballinrobe primary and secondary schools and situated on one of Ballinrobe primary roads. Situated just 5 minutes walk from Ballinrobe Town, you are a stones throw away from all amenities including shops, pubs, restaurants, post office, Tesco, primary and secondary schools, Ballinrobe 18 Hole Golf Course and Ballinrobe Racecourse.

The town's location in Mayo's lake district means you can indulge in fishing, water sports, golf, and even experience the thrill of Mayo's only Racecourse.

With Castlebar, Westport, and Galway all within a short drive, Ballinrobe offers an ideal base for commuters. Reach the M7 motorway to Dublin via Tuam, just 20 minutes away, and connect to Ireland West Airport in approximately 40 minutes.

#### Features

Great location close to National and Community schools

3 Spacious bedrooms .

Double glazed windows throughout.

In town centre, close to shops, pubs, restaurants and all amenities

Excellent owner occupier residence, holiday home or gilt edged investment

In excellent decorative condition and ready to move into

Downstairs bedroom

Large mature Garden

Natural gas heating

Gas Fired Central Heating

Wired for Cable Television

Floor Area 86.18 (m2)

BER G / BER No: 117144162

Energy Performance Indicator: 462.79 kWh/m2/yr

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

<http://www.iamsold.ie/properties/a73540eecf2e4ef888f52b70b09f01fb/auction-pack>

TO VIEW OR MAKE A BID Contact RE/MAX Professional Partners Galway or [iamsold](http://iamsold.ie), [www.iamsold.ie](http://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](http://iamsold.ie) 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.