

Neal J Doherty & Sons
Bank Place
Carndonagh
Donegal
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3 Dunalainn, Culdaff

Starting Bid: €120,000.00



For sale by Neal J Doherty & Sons 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.

We are delighted to welcome to the market this lovely 5 bedroom house ideally located in the heart of Culdaff village, just Circa 2 Km from Blue Flag Caratra Beach.

The property is located in a quiet Cul de Sac 3 mins walk to the village centre.

Consisting of 5 double bedrooms, 4 bathrooms, a sitting room, a large kitchen/diner and a utility.

Externally there is a detached garage and a large enclosed garden to the rear.

Features
5 Bedrooms
In very good condition
Front and rear gardens

Close to all amenities
Ideal investment or holiday home
Circa 2 Km from stunning Blue Flag Beach
Circa 30Km from Derry city
3 Min walk to Village centre
Parking
Oil Fired Central Heating
BER C3 / BER No: 117684191
Energy Performance Indicator: 201.64 kWh/m2/yr
Floor Area 150.63 (m2)
Furniture is included in the Sale.

****Mica blocks have been found in the estate hence the massive reduction in price.**

Accommodation

Entrance Hallway - 7'2" (5.23m) x 6'2" (1.88m)

Sitting Room - 18'6" (5.64m) x 10'1" (3.07m)

Kitchen Diner - 20'8" (6.3m) x 11'8" (3.56m)

Shower Room - 7'9" (2.36m) x 4'5" (1.35m)

Utility - 14'2" (4.32m) x 5'9" (1.75m)

Bedroom 3 - 11'7" (3.53m) x 9'1" (2.77m)

Bedroom 2 - 13'11" (4.24m) x 9'9" (2.97m)

Bedroom 4 - 10'0" (3.05m) x 9'0" (2.74m)

Bedroom 5 - 14'0" (4.27m) x 9'6" (2.9m)

Bedroom 1 - 14'0" (4.27m) x 8'0" (2.44m)

Bathroom - 7'10" (2.39m) x 7'1" (2.16m)

Ensuite - 9'0" (2.74m) x 3'4" (1.02m)

Ensuite 2 - 9'1" (2.77m) x 3'3" (0.99m)

Garage - 19'5" (5.92m) x 13'0" (3.96m)

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

<http://www.iamsold.ie/properties/cf671ae0a2534c3e9b360200e0bc5/auction-pack>

TO VIEW OR MAKE A BID Contact Neal J Doherty & Sons 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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17'2" (5.23m) x 6'2" (1.88m)

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