Buchanans Estate Agents
Main Street
Muff
Donegal
F93 H2TH
t: 074 93 00993
email: info@buchanans.ie

Gortnaskea, Burnfoot

Starting Bid: €200,000.00







For sale by Buchanans Estate Agents 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 three-bedroom detached bungalow extending to approximately 100 sq.m., together with a large detached garage, occupying an elevated site of approximately 0.84 acres.

The property enjoys far-reaching panoramic views towards Lough Foyle, Lough Swilly, Derry City and the surrounding countryside.
There is potential to convert the attic space to provide additional bedroom accommodation, subject to the necessary planning permission and building regulations.

The property also benefits from a proportional interest of approximately 2.6 acres of commonage, comprising 264 undivided 41,009th shares in approximately 405 acres of commonage land.
Having been vacant for several years, the property may qualify for the Vacant Property Refurbishment Grant, subject to meeting the relevant eligibility criteria and obtaining approval.

Please note that the property is suitable for cash purchasers only.

Approximate Driving Times:
Derry City - 15 minutes
Buncrana - 15 minutes
Letterkenny - 25 minutes

FEATURES

3 bed bungalow
Large detached garage
Spectacular views
Elevated site approx. 0.84 acres
Oil fired central heating

Hallway: 3.75m x 1.77m
Lino floor, hotpress.

Sitting Room: 4.67m x 3.83m
Open fire place, carpet floor.

Kitchen / Diner: 5.66m x 3.58m
High & low level units, integrated fridge freezer, gas hob and electric oven.

Rear Porch: 1.82m x 0.89m

Bed 1: 4.54m x 2.97m
Lino floor.

Bed 2: 3.98m x 3.56m
Carpet floor.

Bed 3: 3.48m x 2.73m
Lino floor.

Main Bathroom: 2.65m x 2.38m
Corner bath tub, shower enclosure, wc, whb, tiled floor and part tile walls

Large Attic Space: 4.13m x 13.3m
Partially floored

Large Detached Garage: 17.37m x 5.80m
Large roller shutter door, electric & water

BER DETAILS
BER: G
BER Number: 119905479

DIRECTIONS:
By putting the Eircode F93 DC79 into Google maps on your smart phone the app will direct interested parties to a neighbouring property, as the subject property has no Eircode.

To view or make a bid contact Buchanans Estate Agents or iamsold, www.iamsold.ie

DISCLAIMER
These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. All room measurements are approximate. We have not tested the heating or electrical system. Prospective purchasers should also satisfy themselves as to any information contained therein, the structural condition of any property and that boundaries are correct (where applicable).

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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