

Olivia Needham Property
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Kilmeena, Westport

Starting Bid: €299,000.00



For sale by Olivia Needham Property 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.

Attractive Four/Five-Bedroom Detached Development Opportunity in Premier Seaside Location

Ideally positioned beside the sea, this attractive four/five-bedroom detached property represents an excellent development opportunity, with construction yet to be completed — offering purchasers the chance to finish the home to their own specification.

The property enjoys direct views of Croagh Patrick and is superbly located approximately 12km (circa 10 minutes' drive) from Westport and 10km (circa 10 minutes' drive) from Newport. The home is convenient to the local primary school, with secondary schools easily accessible in Westport, making it an ideal option for families or those seeking a coastal lifestyle within easy reach of town amenities.

Outdoor enthusiasts will appreciate the excellent accessibility to the Great Western

Greenway, providing outstanding routes for walkers and cyclists alike.

The property also offers the option to convert the first floor into additional living or bedroom accommodation, allowing for flexible configuration depending on individual needs.

Key Features

Development opportunity — construction to be completed by purchaser

Stone façade to front elevation

Natural slate roof

High-quality windows with white internal finish and black exterior

Grounds levelled externally

Plastering commenced internally

Direct Croagh Patrick views

Option to convert first floor for extra living/bedroom space

Premier seaside setting with excellent connectivity to Westport and Newport

Virtual Tour - Copy and Paste the below link

<https://youtu.be/OYl8BB05qec?feature=shared>

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

<http://www.iamsold.ie/properties/d9c63d328acd45b2b18f5ebe5e7a0c17/auction-pack>

TO VIEW OR MAKE A BID CONTACT Olivia Needham Property 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

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properties including the arrangement of viewings and follow up.