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## **3 Brook Lane, Ballina**

### **Starting Bid: €120,000.00**



For sale by Property Partners Garrett Loftus 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.

Terraced spacious 3 bedroom house - Ready to walk in.

This property has been completely renovated in recent months to a very high standard and is like new

A Turn Key Home/Investment Property in a central location in the town of Ballina and only a short walk to the River Moy and all amenities on your doorstep

Built in 1999 this property has 3 bedrooms, main bathroom, living room with open fire, kitchen/dining room, utility, rear yard with rear access and its own bin store. The main bedroom has a balcony off it. A property in pristine condition and is ready to live in. A floor area of 1218 sq.ft a home of huge space and comfort. Walls pumped and attic insulated. Electric Heating.

This property is in an old flood map Zone (The area we are advised has no flooding history in the last 100 years) so it will not be able to obtain house flood insurance and a mortgage will not be obtainable for this reason unfortunately. Cash buyers only.

BER C2 / BER No: 100807965

Floor Area 113 m2

TO VIEW OR MAKE A BID Contact Property Partners Garrett Loftus or iamsold,  
[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 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.