

Buchanans Estate Agents
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Kinnagoe Bay

Starting Bid: €135,000.00



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](https://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

A four-bedroom detached bungalow ideally positioned just 1km from the beautiful Kinnegoe Bay Beach. Set on a large elevated site, the property enjoys impressive water views and a peaceful setting.

Located along the world-famous Wild Atlantic Way, the surrounding area is renowned for its secluded beaches, scenic coastal walks and championship golf courses. With the unspoilt Inishowen landscape on the doorstep, the property would be well suited as a holiday home, rental investment or permanent rural retreat.

PLEASE NOTE: Cracking is visible to the external walls. The property has not been tested for defective concrete blocks, and prospective purchasers are advised to make their own enquiries and obtain independent professional advice regarding the condition of the property.

Features:

- Only 1km from Kinnegoe Bay
- Elevated plot with views of Kinnagoe Bay
- 4 bedrooms / 2 bathrooms
- Peaceful rural location
- Ideal for holiday home, rental, or full-time living
- Floor area approx. 137 sq.m.
- Suitable for cash buyers only

ACCOMMODATION

Open Plan Living Area: 6.48m x 6.00m

Stove burner, wood floor.

Kitchen / Diner: 4.18m x 4.77m

High and low level units, Range hob oven, integrated dishwasher, integrated fridge freezer, tiled floor and splashback.

Snug / Sunroom: 2.61m x 2.69m

Tiled floor.

Utility: 2.51m x 1.84m

Low level unit and worktop, sink.

W/C: 2.51m x 1.05m

WC, WHB, tiled floor.

Master Bedroom: 3.63m x 3.32m

Wood floor.

Ensuite: 2.44m x 1.05m

Shower enclosure, WC, WHB, tiled floor and part tiled walls.

Bedroom 2: 3.64m x 3.02m

Wood floor.

Bedroom 3: 3.64m x 3.82m

Wood floor.

Bedroom 4: 2.72m x 3.02m

Wood floor.

Main Bathroom: 2.72m x 3.01m

Bathtub, shower enclosure, electric shower, WC, WHB, tiled floor and part tiled walls.

BER: C

BER Number: 119547354

DIRECTIONS:

By putting the Eircode F93 P9Y2 into Google maps on your smart phone the app will direct interested parties to this property.

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 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.