

Campbells Auctioneers
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Dungloe
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Kincasslagh, Donegal

Starting Bid: €36,000.00



For sale by Campbells Auctioneers 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.

Located just a few hundred metres from the peaceful scenic village of Kincasslagh, Campbells are delighted to present this charming two bedroom mid-terraced property for sale to the open market.

The property forms the mid-terraced part of a development of properties which occupy an elevated site looking over Kincasslagh village. Internally the property is in need of complete refurbishment with the layout comprising of a cozy living room with open fireplace, kitchen / dining room with partially fitted units, bathroom as well as two bedrooms (one ensuite) on the first floor.

The property is eligible to apply for the vacant home grant. The Vacant Property Refurbishment Grant provides funding so you can refurbish vacant and derelict homes. You can get the grant if you are refurbishing the vacant property so you can live there, or so you can rent the property out. You can get a grant of up to €50,000 to renovate a vacant

property and up to €70,000, if the property is derelict.

Conveniently located just a few hundred metres from Kincasslagh village and its amenities including numerous safe and sandy beaches, the property is also only a short drive from the nearby towns and villages of Dungloe, Annagry and Burtonport which makes it sure to appeal to many as the ideal small family / holiday home / rental property.

In addition to the property, there is a plot of land located nearby extending to approximately 0.37 acres which is also included in the sale.

Features:

Mid-Terraced Property

In Need of Refurbishment / Restoration

Peaceful Scenic Location

BER G / BER No. 117311480

Floor Area: 53.04 m²

Details:

Entrance Hall - 1.46m (4'9") x 0.8m (2'7")

Living Room - 3.59m (11'9") x 3.91m (12'10")

Open Fireplace, Linoleum Flooring

Kitchen / Dining Room - 1.93m (6'4") x 2.97m (9'9")

Partially Fitted Kitchen Units

Hallway - 1.66m (5'5") x 1.05m (3'5")

Bathroom - 1.66m (5'5") x 1.92m (6'4")

Partially Tiled, Bathtub, WC & WHB

Bedroom 1 - 2.82m (9'3") x 2.27m (7'5")

Ensuite, Timber Flooring, Built In Wardrobe

Ensuite - 0.77m (2'6") x 1.58m (5'2")

Partially Tiled, WC & WHB

Wardrobe - 0.77m (2'6") x 0.69m (2'3")

Bedroom 2 - 2.14m (7'0") x 3.28m (10'9")

Timber Flooring

Landing - 3.59m (11'9") x 4.62m (15'2")

Timber Flooring

Storage / Hot Press - 0.77m (2'6") x 2.06m (6'9")

Shed - 1.3m (4'3") x 2.48m (8'2")

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

<http://www.iamsold.ie/properties/fc7ebd4d3e6b413198aa78a7000616de/auction-pack>

TO VIEW OR MAKE A BID Contact Campbells Auctioneers 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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