McBride Auctioneers
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Derrybeg
Co. Donegal
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Devlinreagh, Carrigart

Starting Bid: €110,000.00

For sale by McBride 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.

Built in 2005, this charming home offers a warm and inviting layout with a cosy sitting room complete with open fireplace, a spacious kitchen/dining area, and a bright sunroom featuring large windows that capture stunning sea views.

The property comprises 3 bedrooms and a main bathroom, while outside boasts a garage, a generous front garden, a rear garden, and a beautifully landscaped seaside garden with lawns, shrubs, and Escallonia borders.

ACCOMMODATION
Entrance Porch
4.35m X 1.50m. L-shaped.

Sitting Room
3.80m X 3.42m.

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Open fireplace and laminate floor.

Kitchen/dining area
5.20m X 2.25m.
Fitted kitchen, Belfast sink, Chinese skate floor. Solid fuel stove.

Sun Room
3.60m X 3.4m.
Chinese slate floor, large windows with sea views.

Bedroom No. 1
3.30m X 2.21m.
Fitted wardrobes to walls.

Bedroom No. 2
3.60m X 3.30m.
Carpet to floor.

Bedroom No. 3
3.70m X 3.50m.
Fitted wardrobe.

Bathroom
3.20m X 2.45m.
wc, wb, bath and a Triton shower. Wall and floor tiling and timber cladding to walls.

From the main hallway there’s a Staighre to an attic space.

Outside garage
7.00m X 4.00m
with windows and hardwood door.

OTHER FEATURES
Slate roof
Double glaze uPVC windows and doors
BER D1 / BER No. 102104924
Floor Area 95.05 m2

SERVICES
Services include electricity and water mains, sewerage is to a septic tank within the boundaries to the south end of the site.

To access the legal pack, please copy and paste the link below
http://www.iamsold.ie/properties/693a51808d8944f4b964a306fc47db7a/auction-pack

TO VIEW OR MAKE A BID Contact McBride Auctioneers or iamsold, www.iamsold.ie

Auctioneer's Comments

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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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