

Gordon Hughes Estate Agents
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Ballinamore
Leitrim
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Gortachoosh, Carrigallen

Starting Bid: €65,000.00



For sale by Gordon Hughes Estate Agents 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.

We are pleased to present this 2 Bedroom cottage sited on approx. 0.5 acres to the market. Built in 1924 this property which is in need of modernisation boasts a traditional style interior & is situated in natural countryside surroundings.

Presented as an ideal starter/holiday home it is ideally suited for those looking for a property they can put their own stamp on whilst also having the local amenities in Ballinamore town close to hand, being a short 7 minute drive away.

Accommodation comprises;
Kitchen/living area, bathroom & No.2 Bedrooms.

Property may be eligible for Vacant Property Refurbishment Grant.
The Vacant Property Refurbishment Grant provides funding so you can refurbish vacant and derelict homes. It can also be used to renovate vacant and derelict properties that have not

been used as residential properties before. This only applies if these non-residential properties were previously used for commercial or public use and now have the correct planning permission.
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.

Features

Number of Stone outbuildings.

Excellent development potential (May qualify for vacant home grant -€50,000) Subject to terms & conditions.

Double glazing throughout.

BER G / BER No. 117515809

Floor Area 44.24 (m2)

For a virtual viewing, please copy and paste the link below:

<https://youtu.be/LTnr7HLHGSc?feature=shared>

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

TO VIEW OR MAKE A BID Contact Gordon Hughes Estate Agents 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.