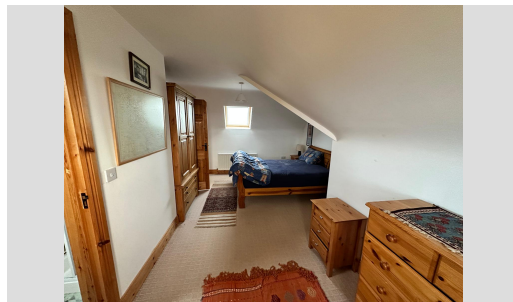
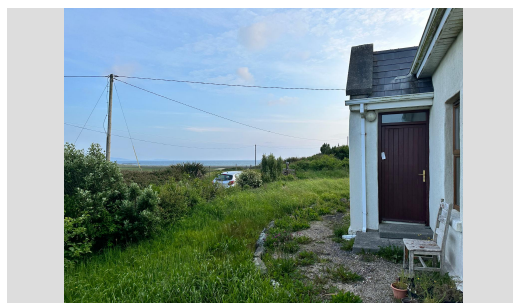


Olivia Needham Property
18 Castlebar Street
Westport
F28 X590
t: 098 290 70
email: needhamproperty@gmail.com

Emlagh, Roonagh Point, Louisburgh

Starting Bid: €230,000.00



For sale by Olivia Needham Property 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.

Emlagh, Louisburgh Eircode F28ED82 is an attractive three-bedroom cottage-style residence that was extensively renovated circa 2003, including the addition of first-floor living accommodation. The property is located in very close proximity to a sandy beach and benefits from water views to both the front and rear. Overall, the house offers well-proportioned accommodation in a scenic coastal setting.

Location

The property is situated approximately 450 metres' walk from a long sandy beach, circa 2.4 km by road from Roonagh Pier, and approximately 6.8 km from Louisburgh town. Westport is located circa 28 km away (approximately a 30-minute drive). The wider area is renowned for its natural amenities, including several sandy beaches, water sports, mountain climbing, and extensive rural walking routes. Both primary and secondary schools are available nearby.

Accommodation

Ground Floor: Porch, kitchen, living/dining room, one bedroom, shower room

First Floor: Two bedrooms, one en-suite

Services and Features

Oil-fired central heating

Double-glazed windows

Condition

The property is generally habitable and in reasonable condition; however, it has not been occupied for in excess of three years.

External Areas

There is a shed to the rear of the site. The grounds are not manicured, and the driveways are gravelled.

BER D2 / BER No. 105673776

Floor Area 110.93 (m2)

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

<http://www.iamsold.ie/properties/14bee669fba1447c9ee28d974bf18976/auction-pack>

TO VIEW OR MAKE A BID Contact Olivia Needham Property 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.