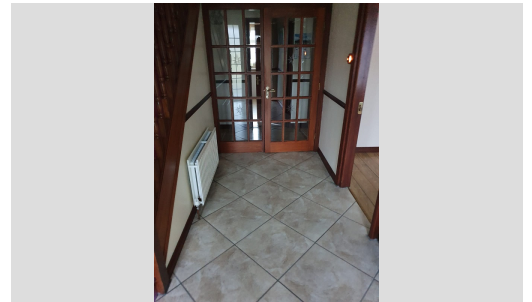


Neal J Doherty & Sons
Bank Place
Carndonagh
Donegal
t: 0749374300
email: info@njdohertyproperty.com

Chapel Glen, Clonmany

Starting Bid: €425,000.00



For sale by Neal J Doherty & Sons via the [iamsold](https://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. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to welcome to the market this large 8 bed detached property, which was designed to accommodate as both a private residents and a Bed and Breakfast (amongst other uses).

Sitting on a circa 1.0 acre site, the property lies on the outskirts of Clonmany Town famous for its week long Country Music Festival, c. 4Km from the beautiful Pollan beach , c. 5km from the World Famous Ballyliffin Golf Club and within easy reach of the many beauty spots that the hidden gem that is the Inishowen peninsula has to offer.

Consisting of 8 bedrooms, with 5 en-suites, 2 receptions, a large working kitchen, a utility room, 2 bathrooms and WC. To the rear of the property there is a large, c. 1250 sq. ft., shed with a 12 ft. high roller door.

The property has Dual Heating (OFCH & Self Feeding Coal Burner). Seldom does such an

opportunity arise to purchase such a property in Beautiful Inishowen.

The property offers a fantastic opportunity to purchase a home and business under the same roof.

Features:

8 Bedrooms (5 Ensuities)

Designed to accommodate both Private Quarters and B&B

Sits on 1.0 Acre Site

5km from Ballyliffin Golf Club

Large Garage (1250 Sq Ft) with 12Ft high Roller Door

Dual Heating (OFCH & Self Feeding Coal Burner)

Heating zoned

BER C1 / BER No.: 112902606

TO VIEW OR MAKE A BID: Contact Neal J Doherty & Sons or [iamsold](http://iamsold.com), 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. IAM Sold 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.

Ground Floor

Entrance Hallway

12'9" (3.89m) x 8'3" (2.51m)

Sitting Room

13'1" (3.99m) x 15'4" (4.67m)

Kitchen

18'0" (5.49m) x 15'4" (4.67m)

Living Room

15'4" (4.67m) x 15'5" (4.7m)

Utility Room

11'2" (3.4m) x 6'5" (1.96m)

Toilet

7'7" (2.31m) x 3'4" (1.02m)

Bedroom 1

12'5" (3.78m) x 11'2" (3.4m)

Bedroom 2

12'7" (3.84m) x 8'6" (2.59m)

Bedroom 3

14'0" (4.27m) x 12'4" (3.76m)

Walk in Wardrobe & Ensuite

15'6" (4.72m) x 11'0" (3.35m)

First Floor

Landing

20'4" (6.2m) x 12'8" (3.86m)

Bedroom 4

18'5" (5.61m) x 12'0" (3.66m)

Ensuite

9'10" (3m) x 4'2" (1.27m)

Bedroom 5

14'10" (4.52m) x 9'9" (2.97m)

Ensuite

9'9" (2.97m) x 4'1" (1.24m)

Bathroom

8'2" (2.49m) x 5'10" (1.78m)

Bedroom 6 - 11'8" (3.56m) x 12'4" (3.76m)

Ensuite

6'3" (1.91m) x 6'2" (1.88m)

Bedroom 7

11'4" (3.45m) x 6'6" (1.98m)

Bedroom 8

13'4" (4.06m) x 12'9" (3.89m)

Ensuite

6'5" (1.96m) x 6'2" (1.88m)

Garage

52'7" (16.03m) x 23'2" (7.06m)