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## **3 PÁIRC SÁILE, Geesala**

**Starting Bid: €120,000.00**



For sale by Tim Quinn & Co. Auctioneers 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](https://iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to offer to the market this end of terrace four bed room property situated in the Pairc Saile estate.

Geesala which is a small village containing a grocery store, newly renovated hotel, church, community centre, playground and two public houses.

The property is approximately a 10 minute drive from Belmullet town & 10 minutes from Bangor Erris and consists of the following,

- Ground floor
- Entrance hall with staircase
- Sitting room with open fireplace (and access to the rear garden)
- Fully fitted kitchen & dining area

Utility room adjacent to kitchen  
Small toilet  
Storage space

First floor  
Landing area  
Four bedrooms (one en-suite with electric shower)  
Fully tiled family bathroom with bath  
Hot press / storage areas

All bedrooms contain fitted wardrobes and feature wooden flooring. There is adequate parking space to the front and there is a small shed in the rear garden. The heating is provided by O.F.C.H. and there is full double glazing throughout.

This is a spacious property in a great location and the total estimated internal floor area is 1,500 square feet. (Please see approximate room measurements below in feet)

BER C3 / BER No. 108175985

TO VIEW OR MAKE A BID Contact Tim Quinn & Co. Auctioneers or iamsold, [www.iamsold.ie](http://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

Kitchen / dining area  
15 x 15.5

Utility room  
6.5 x 8

Sitting room  
14.5 x 20.5

Toilet  
6 x 7

## First floor

Bedroom one  
8.5 x 9

Bedroom two  
10.5 x 12

Bedroom three  
10 x 14

Master bedroom  
12.5 x 13

Ensuite  
4 x 8

Family bathroom  
5.5 x 8