Sean O'Boyle Auctioneers & Valuers Ltd.
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Inis Saimer, Ballyshannon

Starting Bid: €299,000.00







For sale by Sean O'Boyle 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.

Presenting a unique opportunity to acquire your own island with spacious residence, off the Mall Quay, at Ballyshannon, Co. Donegal. Surrounded by magnificent scenery and panoramic views down the estuary, which are truly breathtaking.

Boasting generously proportioned living accommodation, including large attic with potential for further development given the relevant permissions. Grounds include Circa ½ acre.

This sheltered island provides a tranquil retreat, yet is within 10 minutes from all amenities of the town of Ballyshannon, with many popular attractions within easy access. Boasting its own private floating jetty, allowing the property to be accessed from the mainland for safe and easy all-tide conditions.

Accommodation: -
Open Plan Kitchen/Dining/Living room, Large Reception room, 3 Bedrooms & Bathroom

Features: -
Truly unique opportunity to own your own island!
Beautiful setting overlooking wonderful panoramic views
Offers an amazing private retreat yet within minutes of all amenities
Surrounded by the Erne River in the harbour of Ballyshannon
Boasting its own private floating jetty – allowing safe travel from island to mainland
Local amenities include shops, restaurants, pubs etc. plus a variety of popular attractions
Includes outbuilding for storage
Provides generous living accommodation
Offers a tranquil atmosphere
Double glazed windows all of which overlook the surrounding waters
Large attic space could provide further accommodation with the relevant permissions
Timber flooring throughout
Beams on ceiling of reception room add to the wonderful character of this unique property

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.

Floor Area: 218.74m2
Services: -
Electricity – Mains
Water – Mains
Sewerage – Private Septic Tank
BER G / BER number - 107170789
kWh/m2/yr – 724.54 / kgCO2/m2/yr – 109.25

To access the legal pack, please copy and paste the link below:
http://www.iamsold.ie/properties/b6deb3839cbd4caf8db8b1ec33bca1cd/auction-pack

TO VIEW OR MAKE A BID Contact Sean O'Boyle Auctioneers 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 firms 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.

Open Plan Kitchen/Dining/Living
6.5m x 4.5m

Reception room
6.6m x 12.4m

Hallway
13.4 x 1.9m

Bedroom 1
3.7m x 3.9m

Bedroom 2
3.7m x 3.9m

Bedroom 3
3.7m x 3.9m

Bathroom
1.9m x 3.4m