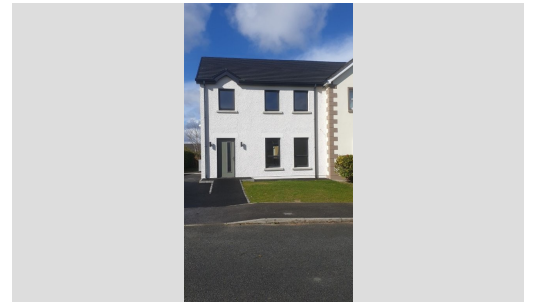


**Neal J Doherty & Sons**  
**Bank Place**  
**Carndonagh**  
**Donegal**  
**t: 0749374300**  
**email: info@njdohertyproperty.com**

## **8 Drumcarbit Mews, Malin**

**Starting Bid: €245,000.00**



For sale by Neal J Doherty & Sons & Franklins Estate Agency 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](https://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

This newly built property is situated on the outskirts of the beautiful village of Malin.

The house consists of 3 Bedrooms (1 En suite), Sitting Room, Open plan kitchen/Diner, Bathroom, utility room, toilet.

The house comes with triple glazing, air to water heating, under floor heating on ground floor, Kitchen, and much more.

To the Rear of the property there is a private Garden. Viewing is highly recommended.

**Highlights**  
**Newly Built Home**  
**3 Bedrooms (1 ensuite)**

Open Plan Kitchen/Diner  
Triple Glazed Windows  
Air to Water Heating  
Floor Area 115.24 (m2)  
The property has A BER rating of A2.  
BER No: 117179465  
Energy Performance 47.88 kWh/m2/yr

TO VIEW OR MAKE A BID Contact Neal J Doherty & Sons & Franklins Estate Agency 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. 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.