

**Campbells Auctioneers**  
**11 Main Street**  
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**Co. Donegal**  
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## **Crolly, Donegal**

### **Starting Bid: €150,000.00**



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

We are delighted to bring this property to the open market, located in the peaceful village of Crolly.

The property sits in a convenient area within walking distance of all local amenities, including shops, pubs, restaurants, and more.

Crolly is a small but vibrant village linking the scenic areas of the Rosses and Gweedore. With the renowned Crolly Distillery and the world-famous Leo`s Tavern nearby, it has become a popular destination for both locals and visitors alike.

This Charming Home would make an ideal Family Residence or Holiday Retreat.

Accommodation comprises an Entrance Hall, a Fully Fitted Kitchen and Dining Area, a Spacious Living Room, a Utility Room, a Family-Sized Bathroom, and Three Generously

proportioned Bedrooms.

Externally, the property offers Ample Parking, a Gated Entrance, and a Wooden Shed to the rear suitable for a range of uses.

Please Note: The septic tank servicing this property lies on 3rd party lands. It has been there since the house was constructed (approx. 20 years ago) however, no formal easement / wayleave is in place. All potential buyers should satisfy themselves with this situation prior to making any offers.

### Highlights

Ideal Family / Holiday Home

Convenient Location

Walk to Local Amenities

BER C3 / BER No. 118925239

Floor Area 111.93 m<sup>2</sup>

### Entrance Hall

5.87m (19'3") x 5.26m (17'3")

Tile Flooring

### Living Room

4.86m (15'11") x 3.51m (11'6")

Carpet Flooring, Open Fireplace

### Kitchen

5.43m (17'10") x 4.49m (14'9")

Tile Flooring, Tiled Splashback Areas, Fully Fitted, Stove.

### Bedroom No. 1

3.66m (12'0") x 3.27m (10'9")

Carpet Flooring

### Bedroom No. 2

4.54m (14'11") x 3.09m (10'2")

Carpet Flooring

### Bedroom No. 3

3.94m (12'11") x 3.47m (11'5")

Carpet Flooring

### Bathroom

3.47m (11'5") x 2.1m (6'11")

Tile Flooring, Bath, Shower, Wash Hand Basin, W.C.

### Utility

3.47m (11'5") x 1.97m (6'6")

Tile Flooring, Fitted Units

Outside  
Wooden Shed

TO VIEW OR MAKE A BID Contact Campbells Auctioneers or [iamsold](http://iamsold.com), [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](http://iamsold.com) 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.

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