

Arthur & Lees Auctioneers
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Co.Clare

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Cottage on c. 18 Acres at Ballinacarra, Kilfenora

Starting Bid: €119,000.00



For sale by Arthur & Lees 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. 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 with fantastic potential to the market.

This detached house is set on c.18 acres and is ideally located just 5 km from Kilfenora village and 10km from the village of Corofin. It is located on a quiet country road with substantial road frontage.

The lands have better potential than they are currently showing and were previously used for quality meadowing and grazing.

The dwelling house requires significant renovation work but has enormous potential, it has been vacant for many years so may qualify for the vacant home / derelict house grants (subject to satisfying conditions)

Folio CE17503 & CE17502

The Accommodation includes the following:

Entrance Porch: 2.00M X 2.00M

Entrance Hallway: 2.00M X 6.00M

Sitting Room: 3.30M X 3.50M

Bedroom 1: 3.20M X 3.50M

Bathroom: 2.00M X 5.00M

Bedroom 2: 3.00M X 4.00M

Bedroom 3: 2.50M X 3.80M

Kitchen / Dining Room: 3.00M X 4.00M

Selection of Outbuildings

Services Sewage: Septic Tank

Water: Group Scheme

Heating: Oil Heating & Electric Storage Heating

BER G / BER No. 118934744

3 Bed 1 Bath 100 m² Detached

Virtual Tour - Copy and paste the following link

<https://youtu.be/IW4mHh9b0FE>

To access the legal pack, please copy and paste the link below

<http://www.iamsold.ie/properties/dd6cebaab2814514a5f5c1ab66a4b612/auction-pack>

TO VIEW OR MAKE A BID Contact Arthur & Lees 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 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.