

## **Killabraher North, Dromina**

### **Starting Bid: €140,000.00**



For sale by Carroll 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.

Situated on a quiet L1322 road, only 10 km from Charleville town, this is a four-bedroom detached property in need on completion.

The property stands on 0.5 of an Acre with ample room for gardens, outbuildings or recreational activities.

The property provides a blank canvas for you to complete to suit your taste and lifestyle, from interior finishes to landscaping.

The house offers the following accommodation:

Entrance Hall:

Living Room: 22' x 18' with fireplace.

Kitchen/Diner: 18' x 14'.

Lounge/Sitting Room: 15' x 14'.

Bedroom 1: 19' x 14'.

Upstairs:  
Landing: 14' x 9'.  
Bedroom 2: 20' x 15'.  
Bedroom 3: 16' x 8'  
Bedroom 4: 15' x 8'..

Services: Own well, Bio-cycle unit.  
Overall Floor Area: 186 m2  
BER Exempt

TO VIEW OR MAKE A BID Contact Carroll 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. 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.

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