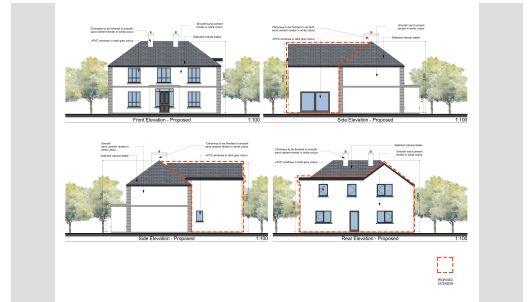


O'Reilly Taylor and Tweedy
88 Main Street
Abbeyland
Cavan
H12 DC89
t: 049 433 1599
email: info@ortt.ie

Upper Kilconney, Belturbet

Starting Bid: €90,000.00



For sale by O'Reilly Taylor and Tweedy 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.

Period style dwelling in need of total refurbishment with the benefit of Full Planning Permission for extension to rear of the property.

Existing accommodation comprises of:

Ground Floor:

Sitting room

Living room

Bathroom

Kitchenette

First Floor:

4 bedrooms

Main bathroom

Existing floor area:
125 sq.mtrs.(1346 sq.ft.)

Total floor area after extension:
208 sq.mtrs (2238 sq.ft.)

Total site area
0.0841 Hectares/0.2078 Acres

The property is located in an excellent location within walking distance to Belturbet Town centre, The River Erne and beside Staghall Roundabout which gives easy access to all major routes.

This is an excellent opportunity to purchase a period style property with the benefit of planning. It should also apply for new Government Grants which have recently been introduced.

BER Details
BER F / BER No. 105762223

TO VIEW OR MAKE A BID Contact O'Reilly Taylor and Tweedy or [iamsold](http://iamsold.ie), 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.