

Ballybreen, Kilfenora

Starting Bid: €225,000.00



For sale by Arthur & Lees Auctioneers via the [iamsold](https://www.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://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 welcome to the market this 3 bedroom cottage altogether standing on c. 34.37 acres located in much sought after area between Kilfenora and Ennistymon. The cottage is in need of renovation but holds huge potential. The cottage is located to the centre of the lands, accessed by private road and commands unrivalled views of the surrounding countryside. Adjacent to the residence are a range of traditional stone buildings, two bay hayshed with lean to and farmyard with pen and crush. The elevated lands are of reasonable quality with natural stream running through.

Kitchen 13'5" (4.09m) x 5'1" (1.55m)
Door to Living Room 15'7" (4.75m) x 15'3" (4.65m) Solid fuel stove
Back Hallway 5'10" (1.78m) x 3'4" (1.02m) Door to Rear
Bedroom One 12'0" (3.66m) x 6'0" (1.83m)
Bedroom Two 15'0" (4.57m) x 13'0" (3.96m) Open fireplace
Bedroom Three 11'10" (3.61m) x 8'10" (2.69m) Open fireplace

W.C. 5'5" (1.65m) x 3'0" (0.91m) Toilet, wash hand basin

OTHER FEATURES

Two bay hay shed with lean to
Range of traditional stone buildings
Altogether standing on c.34.37 Acres

TO VIEW OR MAKE A BID Contact Arthur & Lees Auctioneers or iamsold on 021 234 7790,
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.