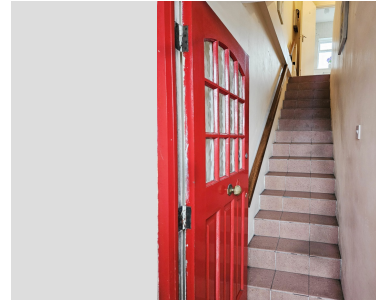


CK Properties
Lower Bridge Street
Carrowcushlaun West
Ballina
Mayo
t: 096 70 878
email: info@ckproperties.ie

Apt 4A, The Arches, Ballina

Starting Bid: €100,000.00



For sale by CK Properties 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 this 2-bedroom first floor apartment situated on Cathedral Road overlooking the famous River Moy.

Well- presented and in turnkey condition this property offers bright, well-proportioned accommodation.

This apartment offers a convenience location with a host of local amenities in the immediate area including train/bus routes, schools, shops and Hotels. Parking to the rear of the building.

This is an ideal first-time buyer's home, holiday destination, retirement home or investment property with strong letting potential.

The location itself needs little introduction - within walking distance of all Ballina amenities

with its myriads of excellent speciality shops and cafés. Ballina boasts several national schools and secondary schools, Hotels, supermarkets, pubs, church and picturesque walks. There is an excellent road/rail/bus infrastructure throughout the region including a train station in Ballina with direct access to Dublin.

Ireland West Airport Knock only a 25-minute drive. Wild Atlantic way route in Ballina 20km, Castlebar 23km, Sligo 70km and Galway 98km.

This is an exceptional ready-to-walk-in opportunity, to buy a most delightful apartment.

Accommodation

The generous accommodation briefly comprises an entrance porch to entrance hallway with staircase leading to first floor. Spacious sitting room with open fire and two windows overlooking famous River Moy, functional kitchen, two good size bedrooms and bathroom. Further staircase to 2nd floor with large room suitable for office, gym or storage.

Features

Located on Cathedral Road across from the famous River Moy

Exceptional ready-to-walk-in opportunity.

Appeals to wide variety of buyers, first time buyer, investor and holiday maker.

Strong letting potential.

Parking to rear of building

Open fire and piped gas central heating

BER C1 / BER No.111145538

TO VIEW OR MAKE A BID Contact CK Properties 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.