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**Castletownbere**  
**Beara**  
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## **Church Gate, Beara**

### **Starting Bid: €140,000.00**



For sale by J.J O'Sullivan 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](https://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

This large 3 Storey property positioned in the middle of Castletownbere. Front door leads on the the main street while the rear of the property runs towards the back road of the town. There is a storage shed positioned near the back road and large overgrown garden between the shed and the main property.

Partial renovation work has been carried out- presenting an opportunity for a potential investor to create their own finish on a family home or investment opportunity.

Features  
Town House  
Middle of Castletownbere  
Renovation Project  
Large 3 Storey Property  
Access to Main Street and Back Road

Shed at rear of Property  
BER F / BER No. 113816953  
Floor Area - 172.75 (m2)  
Property may be eligible for Vacant Property Refurbishment Grant

The Vacant Property Refurbishment Grant provides funding so you can refurbish vacant and derelict homes. It can also be used to renovate vacant and derelict properties that have not been used as residential properties before. This only applies if these non-residential properties were previously used for commercial or public use and now have the correct planning permission.

You can get a grant of up to €50,000 to renovate a vacant property and up to €70,000, if the property is derelict.

Copy and paste the below link for video;  
<https://www.youtube.com/watch?v=szZIFPkhANQ&t=4s>

TO VIEW OR MAKE A BID Contact J.J O'Sullivan or [iamsold](http://iamsold.ie), [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](http://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.