

## **An Charraig, Balyphilip, Kilmyshall, Bunclody**

### **Starting Bid: €297,500.00**



For sale by DNG O'Connor & O'Connor 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.

This very well presented bright and spacious home, is set in a rural area c. 2km from the village of Kilmyshall and c. 6.5km from the town of Bunclody and all amenities. Approached by walled entrance with gates, tarmacadam driveway surround to house with 1.5 acres of garden laid to lawn and mature shrubbery.

This property is briefly comprises of 4 bedrooms, 2 receptions rooms 3 bathrooms, kitchen - dining room and utility room, private sauna. Solid fuel stove, Oil Fired Central Heating with Underfloor heating throughout ground floor.

The garden extends to 1.5 acres and is kerbed and laid to lawn.

Detached garage to the rear of the property is divided into three storage units. Attic is fully floored with velux windows, lights, tv and telephone points.

Services include private well water, and private septic tank.

## Features

Detached Garage  
Underfloor heating  
1.5 acre garden  
3 bathrooms  
2 reception rooms  
Sauna  
Fully floored attic  
BER C2 / BER No. 101875094

TO VIEW OR MAKE A BID Contact DNG O'Connor & O'Connor 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

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