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## **Leitrim East, Moyvane**

### **Starting Bid: €235,000.00**



For sale by DNG Declan Woulfe 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 offer to the market this spacious 4 bed, c. 140 sq.m, detached residence, situated on a circa 0.61 acre site in a rural peaceful setting.

The property is ideally located within easy reach of the villages of Moyvane and Tarbert with the heritage town of Listowel a further 15 kilometers away.

#### Features

- Tarmacadam driveway
- Front boundary wall
- Wrought iron gates
- Private well
- Septic tank
- Steeltech shed
- Zoned Oil Fired Central Heating

Parking  
Oil Fired Central Heating  
BER B3 / BER No: 103222139  
Floor Area 157.81 (m2)

The accommodation briefly comprises of an entrance hallway, living room, kitchen/dining room, utility, w.c, four bedrooms (one en-suite) and a wet room.

Entrance Hallway: 2.64 X 5.5  
Timber Floor & Timber Ceiling.

Living Room: 7.1 X 3.18  
Timber Floor, Timber Ceiling, Tile Surround Fireplace, Light Fittings.

Kitchen/Dining Room: 5.61 X 4.27  
Timber Floor, Stone Surround Fireplace, Recessed Lighting, Fitted Kitchen, Oven, Hob, Extractor Fan, Timber Ceiling.

Utility Room: 2.38 X 3.22  
Plumbed for Appliances, Recessed Lighting, Timber Ceiling, Lino Flooring.

Wet Room: 3.66 X 1.46  
Tile Floor, Timber Ceiling, Recessed Lighting, Wc, Vanity Unit, Towel Radiator, Electric Shower, WHB.

Landing: 5.53 X 2.71  
Carpet Flooring, Timber Ceiling, Light Fittings.

Bedroom 1: 3.75 X 3.12  
(Carpet Flooring, Timber Ceiling, Light Fittings.

Bedroom 2: 4.26 X 3.89  
Carpet Flooring, Timber Ceiling, Light Fittings.

En-Suite: 2.65 X 1.46  
Bath, Wc, WHB, Towel Radiator, Vanity Unit.

Bedroom 3: 4.23 X 4.13  
Carpet Flooring, Timber Ceiling, Walk In Wardrobe.

Bedroom 4: 3.18 X 3.28  
Carpet, Timber Ceiling, Light Fittings.

To access the legal pack, please copy and paste the link below:  
<http://www.iamsold.ie/properties/9d7791966f214c529407bb9c7d61fc5c/auction-pack>

TO VIEW OR MAKE A BID Contact DNG Declan Woulfe 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

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.

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