CALLAGHAN AUCTIONEERING

• AUCTIONEERS • ESTATE AGENTS • VALUERS •

SOUTHPARK DEMESNE CASTLEREA F45 XP73

Detached 4 Bedroom Country Bungalow with Outbuildings and Large Garden c. 1.8 Acres



PRICE GUIDE €180,000

- A rare opportunity to acquire a 4 bedroom bungalow with outbuildings and large enclosed garden
- Excellent Location just 4.8km from Castlerea Town
- The property overlooks and is surrounded by farmland presently in grass

REF: CR614S

ipav | Institute of Professional Auctioneers & Valuers

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LICENCE NUMBER 001222

SOUTHPARK, CASTLEREA F45 XP73

Country Bungalow with Outbuildings and Large Garden c. 1.8 Acres

<u>The Bungalow Residence Comprises</u>:

Reception, Hallway, Livingroom, Kitchen, 4 no. Bedrooms & Shower Room

















SOUTHPARK, CASTLEREA F45 XP73

Country Bungalow with Outbuildings and Large Garden c. 1.8 Acres

BER G **BER No: 119291243**



Features:

- Solid construction
- New slate roof
- PVC double glazed windows & doors
- Oil fired central heating
- Southfacing aspect
- Mains water, electric & septic tank
- Broadband
- Floor Area c. 78.64m^2
- Option on adjoining Prime Farmlands c. 30 Acres





Farm Buildings:

- 2 Bay Machinery/Hay Shed
- 3 Bay Slatted Shed
- Cattle Yard, Pen & Crush
- Silage Slab
- Cowbyre
- Domestic Fuel & Garden Shed
- Cattle Pen & Crush



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Directions:

From Castlerea to Ballintubber/Castleplunkett road, take the road left at Lisliddy Cross, next right (L6648) and proceed to the first house on the left.
Eircode: F45 XP73

Viewing:

Immediate viewing recommended and by prior appointment with the Auctioneers.



Note:

We have not tested any fixtures, fittings apparatus, or services.
Interested parties must undertake their own investigation in the working order of these items
Measurements provided are approximate and photographs provided are only for guidance

Disclaimer:

Callaghan Auctioneering for itself and as agent for the Vendor gives notice that:

(i) The particulars are set out as a general outline for the guidance of intending purchasers, and do not constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Callaghan Auctioneering or the vendor has any authority to make or give representation or warranty whatsoever in relation to this development.