

Farrell Auctioneers & Valuers
Courtney House
Georges Street
Gort
Galway
t: 091 632 688
email: colm@colmfarrell.com

Coolpowra, Portumna

Starting Bid: €265,000.00



For sale by Colm Farrell Auctioneers & Valuers 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. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are pleased to offer this delightful homely 4 bed property located close to both Portumna and Killimor.

The property which was built in approx. 1975 extends to approx. 1,087 sq. ft. Accommodation includes entrance hallway, sitting room, kitchen/dining, 4 bedrooms and a bathroom.

The property is presented in excellent condition by the current owner.

Externally there is landscaped mature gardens and tarmacadam driveway.

Conveniently situated 5 km from Portumna with all the amenities available, schools, shops, supermarket, doctors, bars, restaurants, golf club etc. There is also a school bus which passes this road every day to Portumna, Close to motor way links making it ideal for access

to Galway City, Sligo, Clare, Limerick and Dublin. Early viewing is recommended.

Accommodation

Entrance Hallway

3.25m (10'8") x 1.5m (4'11")

Tiled flooring.

Sitting Room

4.3m (14'1") x 3.2m (10'6")

Large picture window, Feature tiled fireplace with wooden mantle and tiled hearth, Solid fuel stove, Coving, textured ceiling, wood effect tiled floor.

Internal Hallway

3.25m (10'8") x 1.5m (4'11")

Tiled floor, Stira loft access.

Kitchen/Dining Room

3.8m (12'6") x 3.8m (12'6")

Fitted with wall and base units, dish washer, sink, cooker point, tiled flooring and coving to ceiling.

Utility Room

3.5m (11'6") x 2.4m (7'10")

Units, stainless steel sink with Mixer tap, plumbed ro washing machine and tumble dryer.

Bedroom 1

3.9m (12'10") x 3.3m (10'10")

Fitted Slide Robes, curtain and pole, wood effect flooring.

Bedroom 2

3.8m (12'6") x 3.2m (10'6")

Slide Robes, wood effect flooring, curtain and pole.

Bedroom 3

4.15m (13'7") x 2.6m (8'6")

Fitted Slide Robes, wood effect flooring, curtain and pole.

Bathroom

2.6m (8'6") x 2.05m (6'9")

Fully tiled, electric shower, w.c. wash hand basin, Mirror wall unit with shelving.

Bedroom 4

3.1m (10'2") x 2.6m (8'6")

Wood effect flooring, coving.

Outside

Ample garden mainly laid to lawn, tarmac driveway and parking. Boiler house at rear.

Highlights

UPVC Double Glazed Windows and Doors
Built in 1975
O.F.C.H
Single Level Living
Nice Location
UPVC windows and doors
Sanitation - Septic Tank Located On Site
Water- Mains Supply
National School Located Nearby
Approx. 5km to Portumna and 5km from Killimor
BER E1 / BER No. 110937992
Floor Area 101.86 (m2)

TO VIEW OR MAKE A BID Contact Colm Farrell Auctioneers & Valuers or [iamsold](http://iamsold.ie),
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.

Entrance Hallway
3.25m (10'8") x 1.5m (4'11")
Tiled flooring.

Sitting Room
4.3m (14'1") x 3.2m (10'6")
Large picture window, Feature tiled fireplace with wooden mantle and tiled hearth, Solid fuel stove, Coving, textured ceiling, wood effect tiled floor.

Internal Hallway
3.25m (10'8") x 1.5m (4'11")
Tiled floor, Stira loft access.

Kitchen/Dining Room
3.8m (12'6") x 3.8m (12'6")
Fitted with wall and base units, dish washer, sink, cooker point, tiled flooring and coving to

ceiling.

Utility Room

3.5m (11'6") x 2.4m (7'10")

Units, stainless steel sink with Mixer tap, plumbed for washing machine and tumble dryer.

Bedroom 1

3.9m (12'10") x 3.3m (10'10")

Fitted Slide Robes, curtain and pole, wood effect flooring.

Bedroom 2

3.8m (12'6") x 3.2m (10'6")

Slide Robes, wood effect flooring, curtain and pole.

Bedroom 3

4.15m (13'7") x 2.6m (8'6")

Fitted Slide Robes, wood effect flooring, curtain and pole.

Bathroom

2.6m (8'6") x 2.05m (6'9")

Fully tiled, electric shower, w.c. wash hand basin, Mirror wall unit with shelving.

Bedroom 4

3.1m (10'2") x 2.6m (8'6")

Wood effect flooring, coving.

Outside

Ample garden mainly laid to lawn, tarmac driveway and parking. Boiler house at rear.