

## **Derawley, Drumlish, Co Longford**

**Starting Bid: €199,000.00**



The Leinster Property Auction in partnership with Padraic Davis Auctioneering

Offered at bids over €199,000.

Coming to the market is an immaculately presented residential farm comprising of a single storey residence on approximately 22.88 acres of excellently maintained agricultural lands at Derawley, Drumlish Co. Longford.

The property which includes a three bedroom room Bungalow with bathroom has recently been completely refurbished and is fully insulated. Features include oil fired central heating, solid fuel stove, double glazed windows plus a well maintained back garden with decking.

The property comes with a number of outhouses, turf/car shed, hayshed, cattle crush facilities and a large concrete yard.

All the lands are of good quality, are well watered and fenced and are very neatly kept.

Located in close proximity to the village of Drumlish and just nine miles from Longford Town, plots of land of this size and quality seldom come to the market.

These lands are well located with good long term potential and in general have been extremely well looked after and worth viewing.

TO VIEW: Contact Padraic Davis Auctioneers on 043 3350555 or visit: [www.padraicdavis.ie](http://www.padraicdavis.ie)

TO MAKE A BID or ENQUIRER: Contact IAM Sold, The Leinster Property Auction on 01 687 5040 or visit: [www.leinsterpropertyauction.ie](http://www.leinsterpropertyauction.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. The buyer will be granted 28 days from the date of exchange to complete the purchase. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale, which is operated by The Leinster Property Auction powered by IAM Sold.

### 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. IAM Sold 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.