

**Kate O' Shea Auctioneers**  
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## **Patrick Street, Mountmellick**

### **Starting Bid: €160,000.00**



### **CASH BUYERS ONLY**

For sale by Kate O' Shea Auctioneers 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.

Stunning 3 bed detached property with enormous potential in excellent condition. The property is in a dream location a minutes walk from the Main Street and completely secluded offering enormous privacy. The property benefits from a beautiful old stone wall which surrounds the house, and two Garages. The Garden has enormous potential.

Internally this property does not disappoint. Both the Kitchen/Dining Room and the Reception Room have stoves, with beautiful brick fireplaces, granite heaths and wooden mantelpiece

The Kitchen Stove has a back boiler and there is oil fired central heating. The Reception Room is extremely spacious, over 24ft long.

The Master Bedroom and En Suite Shower Room are on the Ground Floor. The other two

Bedrooms are also very large one of which is over 24 ft. In addition, there is a Luxury spacious Main Shower Room.

This property is outstanding value in a perfect spot. Early viewing is highly recommended.

#### Accommodation

Entrance Hall, Reception Room, Kitchen/Dining Room, Master Bedroom with En Suite Shower Room, Two Large Bedrooms, further Luxury Shower Room

#### Features

Exceptional Value property in perfect location  
24ft Reception Room and Bedroom  
Master Bedroom with En Suite Shower Room  
Three Double Bedrooms  
Further Luxury Shower Room  
Stove with back boiler and oil-fired central heating  
Extremely Private Property with two Garages  
One Minute Walk to Main Street and local amenities  
BER: E2 BER No.114442296 370.16 KWh/m2/yr

TO VIEW OR MAKE A BID Contact Kate O' Shea Auctioneers or [iamsold](http://iamsold.com), [www.iamnsold.ie](http://www.iamnsold.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. 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.