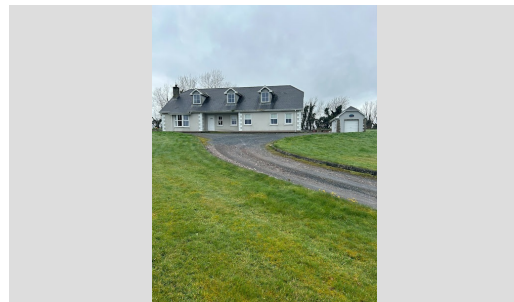


Liam Reilly Auctioneer Ltd
Main Street
Ballinagh
Cavan
H12 C6C7
t: 049 436 7802
email: info@liamreilly.com

Dillagh, Ballinagh

Starting Bid: €250,000.00



For sale by Liam Reilly Auctioneer Ltd 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.

Spacious 5/6 bedroom dormer bungalow on large c. 1 acre elevated site, with detached garage.

Located in a quiet country area only 2km from Ballinagh town.

Please note there was damage caused due to water leak in the attic in January 2025.

Accommodation:

Kitchen / Diningroom

7m x 4.4m

Fully Fitted Kitchen with integrated appliances, Island with cooker and hob, tiled floor, Double doors leading to back yard and internal double doors leading to large family Sittingroom.

Utility

3.m x 1.9m

Fitted Cabinetry to match Kitchen.

Sittingroom

5.1m x 5m

Laminate flooring, Bay Window, Solid Fuel Stove.

Hotpress

1.2m x 1.9m

Shelved with plenty of storage space

Main Bathroom

4.3m x 2.7m

with separate Bath and Shower, Tiled Floor, tiled shower area

Master Bedroom

4.3m x 4.3m

Carpet Flooring

2 separate walk in closets

2.1m x 1.8m (and) 2.7m x 1.4m

Ensuite - 2.1m x 1.8m

walk in shower, tiled floor and shower area.

Bedroom 2

3.8m x 3.8m

Carpet Flooring

walk in closet - 1.5m x 1.6m

Study / Bedroom

4m x 2.6m

walk in closed -- 2.1m x 1.5m

Upstairs: Bedroom 4

6.4m x 5.2m

Bright Spacious Bedroom, Carpet flooring

Shower Room

3m x 2.1m

Tiled Floor.

Bedroom 5 and 6

Carpet Flooring

Features

Oil Fired Central Heating

Large c. 1 Acre Site

Conveniently Located

Concrete Back Yard
Large Elevated Back Garden
Detached Garage
BER B2 / BER No. 117273482
Floor Area 251.5 m2

TO VIEW OR MAKE A BID Contact Liam Reilly Auctioneer Ltd or [iamsold](http://iamsold.com), 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](http://iamsold.com) 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.

Ground Floor

Kitchen / Diningroom

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4.3m x 4.3m
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2 separate walk in closets
2.1m x 1.8m (and) 2.7m x 1.4m

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walk in shower, tiled floor and shower area.

Bedroom 2
3.8m x 3.8m
Carpet Flooring
walk in closet - 1.5m x 1.6m

Study / Bedroom
4m x 2.6m
walk in closet -- 2.1m x 1.5m

Upstairs

Bedroom 4
6.4m x 5.2m
Bright Spacious Bedroom, Carpet flooring

Shower Room
3m x 2.1m
Tiled Floor.

Bedroom 5
Carpet Flooring

Bedroom 6
Carpet Flooring