



THE LEINSTER
PROPERTY AUCTION



THE HOLIDAY HOME
PROPERTY AUCTION

Wednesday 18th July

Auction Brochure



Dublin
Carlow
Kildare
Kilkenny
Laois
Longford
Louth
Meath
Offaly
Westmeath
Wexford
Wicklow

And also:
Cavan
Donegal
Monaghan



87%



Sold at our last public auction



THURSDAY 17TH MAY 2018
THE CLAYTON HOTEL, LIFFEY VALLEY, DUBLIN
REGISTER FROM 6.30PM | AUCTION STARTS 7.00PM

DEAR BIDDERS



We are delighted to welcome you to The Leinster Property Auction, taking place on the 18th of July 2018 at The Clayton Hotel, Liffey Valley, Dublin. This is our third auction of the year and we will hold a total of 5 auctions during 2018. The next public auction will take place here on the 26th of September 2018. We are also offering properties for sale via our online auctions and we are currently taking entries for both our online & public auction events.

The auction team are looking forward to a busy event and continue to receive strong interest in the properties on offer.

The auction is a partnership of established auctioneers from across Leinster and the neighbouring counties.

We are also continuously offering properties via our online auction website www.leinsterpropertyauction.ie and via our public auction events. This evening we are offering a fantastic selection of realistically priced properties by public auction. We hope that you are successful in securing the properties that are of interest to you and we will endeavour to make the buying process as smooth as possible.

The Leinster Property Auction - making auction more accessible

Our aim is to make auction more accessible to both the seller and the buyer. We therefore do not charge any entry or marketing fees to our auctions, making the auction easily accessible to vendors selling through our auctions. To assist buyers, we offer a flexible auction solution and work with both mortgage buyers and cash purchasers. The vast

majority of the properties we offer for sale come with the benefit of a full legal pack. This provides more information for buyers looking to purchase properties from the auction and provides more flexibility for those who wish to close the sale sooner than the scheduled timeframes.

Bid online 24/7

Visit www.leinsterpropertyauction.ie to view our online auction properties. Our online auctions generally run for between 30 - 45 days and interested parties can view the properties as normal. If an interested party would like to make a bid they can do so in person, over the phone or by registering on www.leinsterpropertyauction.ie. All bids are made visible on the online auction website making the process completely transparent. The online auction end time is automatically extended by 2 minutes for every bid placed in the last hour of the auction to ensure all interested parties have the chance to increase their bid if they wish to do so. The highest bid secures the property providing the reserve price has been met or exceeded. In addition to the properties listed in this brochure we currently have over 100 realistically priced properties available to buy via our online auctions. Don't forget to register interest early to avoid disappointment. We look forward to seeing you at our upcoming auctions.

Regards

Patrick Folan
Auction Director

Patrick Convey
Sales Director

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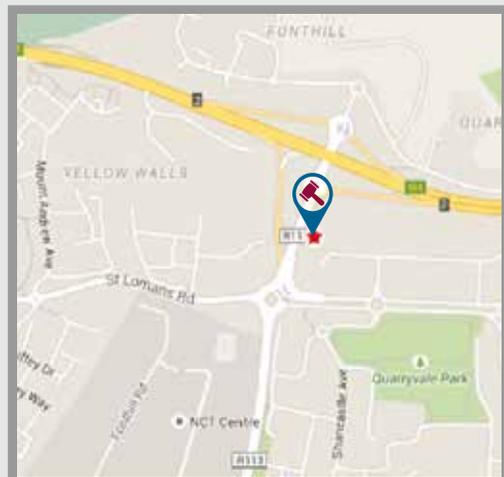
Contact us today for further information

01 687 5040
enquiries@iam-sold.ie



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PROPERTY AUCTION

NOTES...



The Clayton Hotel, Liffey Valley, Dublin

The Clayton Hotel, Liffey Valley is situated on the M50 / N4 intersection at Liffey Valley. From the M50, exit at Junction 7 onto N4 toward Sligo / Galway At Junction 2, take the R113 exit to Fonthill / Liffey Valley. Keep left at the fork, follow signs for R113 / Liffey Valley Centre. Slight left. At the roundabout, take the 1st exit. Take next left again and hotel and on the right.

Registration at 6.30pm
Auction begins at 7.00pm

Auction Day Procedure

Before placing a bid we strongly advise that you carry out market research and due diligence on any property you are interested in bidding on. Make sure to review all necessary legal documents for the subject property. We recommend that before bidding you visually inspect the property internally and are completely happy with what's on offer.

Registration

You will be required to provide photographic I.D. and proof of address to obtain a bidding paddle to enable you to bid at a property auction. If you intend to bid please remember to bring with you items above along with debit card or bankers draft for your deposit. Please also bring the contact details of the solicitor you intend to use, or there may be a solicitor present.

Timing

The lots will be sold in order as catalogued. Allow approximately 3 minutes per lot as a guide. Therefore lot ten should be offered for sale at approximately 7.30pm.

Bidding For Your Lot

When the auctioneer announces your lot he will clearly state the address of the property. Please double check before bidding that this is the lot that you are interested in. The current lot number is usually displayed with a photograph on screen at the front of the room. The auctioneer will invite bids at a particular level and you can make this bid by raising your paddle. If you wish to make a bid other than the bid which the auctioneer asks for, please call out your bid and the auctioneer may or may not accept it. The property will be sold when the hammer falls to the highest bidder above reserve – but not until the auctioneer asks for any final bids. Never delay until the last second with your bid – you may be too late to bid. Remember, there may be a lot of people in the room and unless your bid is clear the auctioneer may not see you.

On The Fall Of The Hammer

If you are the successful bidder a member of the auction team will approach you and ask you to follow them to the accounts room. You will then be asked to provide a deposit on the property and sign the contract for sale. The Sales Advice Note will be prepared the following day and both solicitors will be instructed to progress the sale. Please do not leave the auction room without paying your deposit and completing the required paperwork.

What If The Lot I Want Is Unsold?

If a lot fails to reach its reserve in the room and you wish to buy it, ensure you register your highest bid with us before you leave the room. We will contact the vendor and ask them for their instructions and contact you if we think that a sale after the auction is negotiable. Alternatively call us in the office after the auction.

Is my property suitable for Auction?

We deal with the sale of all types of assets from residential homes, commercial properties, investments and land. All properties will benefit from the additional marketing campaigns we undertake both in Ireland & abroad. This extra exposure should ensure interest is generated on each property and maximise the chances of selling.

Unconditional Auction

Once a sale is agreed, the buyer will pay down a non-refundable deposit of 10% with a minimum of €6500. The buyer will also sign the contract for sale thus securing the property. Our auctions provide complete transparency for both the buyer and vendor.

Online Auction

In addition to our public auction events, we also sell properties via our 30 - 45 day online auction. We market the properties during this period and potential purchasers can view the property as normal. Interested parties can then bid online and all bids are made visible on the auction website. Bids may be accepted by the Seller at any time during the online auction period or if the reserve has been met or exceeded at the end of the online auction, the property is deemed sold.

The Verdict

Our auction platforms including both online & public auctions are suitable to all types of property sales. All properties will benefit from extra marketing and exposure. A fair reserve price is set and market value for the property will be reached through competitive bidding between parties.

If you have any queries or would like to discuss buying or selling a property with us, please feel free to contact the auction team on 01 687 5040.



GOING, GOING...

...GONE!



Glossary of Terms

Addendum

This document which is published on the day of the auction contains all of the corrections, changes and additions to the details within the catalogue. It is important that you read this document before bidding to see if there is anything significant listed against your lot. We will be compiling these amendments right up until the auction day. The most up to date copy is always available from our auction department. The Addendum forms part of the contract of sale.

Reserve Price

This is the minimum price that a seller is willing to accept for a subject property. This is a realistic and fair figure which needs to be met, to allow us to sell the property. Reserve prices are not published; this is a private agreement between the vendor and the auctioneer.

Deposits

Unless otherwise stated, each property is sold subject to contract deposit of 10%, subject to a minimum of €6,500. If you are interested in a particular lot please speak to a member of the team before you bid and clearly read the terms and conditions attached to the property. Please note that the deposit is paid on a non-refundable basis. It is held as a deposit against the subject property and contract are signed immediately.

Exchange of Contracts

The buyer first signs the contract for sale after which the seller will sign the same contracts thus allowing exchange of contracts to take place. This is the point at which both parties are legally obliged to complete the transaction.

Closing of Sale

This is when the purchase becomes final. The purchase price is paid in full by the buyer's solicitor and received by the seller's solicitor. Closing can take place at the same time as the exchange of contracts (See before) but is usually a few weeks later. The seller must move out of the property on this date and release the keys to the buyer, who may move into the property.

Special Conditions of Sale

In addition to these 'general' conditions applicable to each lot, the vendor's solicitor may draft additional terms applicable to their individual lot – these are the Special Conditions. These are not printed in the catalogue and are available for free from the auction department if applicable. They form part of the Contract of Sale. It is important that you satisfy all of your legal enquiries and are aware of all conditions (including any Addendum or Special Conditions) before you bid at auction.

Pre-Auction Offers

We anticipate that the lots in this catalogue will be offered, as advertised, on the day of sale. There may be circumstances where the acceptance of an offer prior to auction may be considered. Parties interested in particular lots are advised to register their interest with the auctioneers at the earliest opportunity.

Building Energy Rating (BER)

Building Energy Ratings contain information on your home's energy use and typical energy costs, with recommendations on how to reduce energy use and save money.

Disclaimer

Particulars within this catalogue are believed to be correct but their accuracy is not guaranteed. Prospective purchasers are advised to make their own enquiries of the appropriate authority. All measurements, areas and distances are approximate only. Potential purchasers are advised to check them.

The Catalogue

Details of the property and land to be sold are set out in this catalogue. All lots are sold subject to Special Conditions of Sale. It is important that prospective purchasers satisfy themselves as to the location, boundaries, condition and state of the lots before the auction.

Plans, Maps and Photographs

The plans, maps and photographs published in the catalogue are to aid identification of the property only. The plans are not to scale.

Starting Bids

Every property is advertised with a starting bid, which is the recommended level at which the bidding should open. It must not be relied upon by potential buyers as a valuation, as in most cases the reserve is above this level.

Insurance

Unless indicated to the contrary, the seller will continue to be responsible for insuring the property until exchange.

Viewing

We cannot give any guarantees regarding the condition of properties and buyers must assess each property on its own merits. When viewing properties, please proceed with caution and take necessary requirements to ensure own safety whilst viewing any lot in this catalogue. Viewings are conducted entirely at your own risk, these properties are not owned or controlled by The Auction Department and we cannot be held liable for loss or injury caused while viewing or accessing any Lot.

The Legal Aspect

The Legal Aspect of buying at auction is a contractual commitment. Before making an offer prior to auction or bidding at the auction it is advisable to consult a solicitor regarding the Contract, General and Special Conditions of Sale and other legal documentation.

Pre Auction Offers

If a property has been entered into a public auction at one of our regional auctions, the online bidding facility is disabled. If you wish to place a pre-auction offer, you will need to speak with a member of the auction team who will explain the process to you. The vendor can consider offers prior to the public auction, but this is at their discretion to do so.

The Auctioneers or Vendors cannot be held responsible for costs incurred in respect of any lot which is withdrawn or sold prior to auction.

Legal Pack

The majority of our lots will have a full and complete legal pack prepared which includes the documents prepared before the property is sold via auction. This gives the buyer a chance to review the legal aspects of the property before purchasing. The pack may include: draft sales contracts, title documents, property information forms, fixture and fittings forms, leasehold documents if applicable and auction terms and conditions. These documents can be sent to interested parties solicitors prior to bidding on an auction property.

Once the property is sold, solicitors will be informed to ensure a timely transaction period.

I hope we have explained the process clearly and outlined the important points regarding bidding at auction. However if you have further queries, don't hesitate to speak to a member of our auction team.

www.leinsterpropertyauction.ie
Call 01 687 5040

PROOF OF IDENTIFICATION

All successful bidders must provide Proof of Identity and Proof of Address in order for us to comply with money laundering regulations.

**Original documents must be provided.
Photocopies are not accepted.**



Important notice!

You must supply at least one document from each list below to proceed with the sale.*

Proof of Identity Tick List

- Current Signed Passport
- Current Full IE/EU Photo Card Driving Licence**
- Current full IE Driving Licence** (old style)** (Provisional licenses not accepted).

Proof of Address Tick List

- Current full IE Driving Licence** (Provisional licenses not accepted).
- A utility bill issued in the last three months (Not a mobile phone bill)
- Correspondence from an Irish Government Agency (valid for the current year)
- Bank / Building Society / Credit Union statement containing current address.
- Most recent original mortgage statement from an Irish/UK lender.

DEPOSITS

Deposits will be accepted by one of the following methods:

Bank Draft & Debit Card

NO CASH WILL BE ACCEPTED

**Current full IE/EU driving license cannot be used to prove both ID and address. This document can only identify ID or address.



Lot	Property Address	Starting Bid	Agent
01	Apt 5 Westfield House, Patrick Street, Mullingar, Westmeath	€50,000	Property Partners McDonnell
02	Sunset House, Drowes Bridge, Bundoran, Donegal	€335,000	DKP Auctioneers/Diarmaid Keon Properties
03	Fordstown, Rathmolyon, Enfield, Meath	€125,000	The Property Shop - Dunboyne
04	Willow House, Upper Drumcondra Road, Drumcondra, Dublin	€850,000	Kelly Bradshaw Dalton
05	5a Balbriggan St, Skerries, Dublin	€270,000	Kelly & Co. Auctioneers
06	Apt 38 Louisa Bridge, Leixlip, Kildare	€150,000	Donnelly Little Wright RE/MAX Partners
07	Leitrim, Mullagh, Cavan	€199,000	Martin Shortt Auctioneers
08	79 Cabra Road, Phibsborough, Dublin	€595,000	Kelly Bradshaw Dalton
09	Gowna Village, Lough Gowna, Cavan	€270,000	John Columb & Co
10	Cleendra, Dungloe, Donegal	€80,750	Campbells Auctioneers
11	The Master's House, Drumeel, Ballinallee, Longford	€149,950	Padraic Davis Auctioneering
12	Main Street, Rathdowney, Laois	€89,950	Clement Herron Real Estate
13	Lisadell, Drumbee, Kilnaleck, Cavan	€190,000	Martin Shortt Auctioneers
14	No. 14 Bishopscourt, Green Street, Kilkenny	€40,000	DNG Ella Dunphy
15	Apt. 7 Westfield House, Patrick Street, Mullingar, Westmeath	€50,000	Property Partners McDonnell



Lot	Property Address	Starting Bid	Agent
16	Drimagra, Letterbarrow, Donegal	€17,500	DNG Billy Johnston
17	Cottage & 3.6 Acres At Meadoran, Geesala, Mayo	€55,000	Tim Quinn & Co. Auctioneers
18	Lough Sheelin Guesthouse, Mountnugent, Cavan	€199,000	Martin Shortt Auctioneers
19	Apt 4, 604, The Fountain Courtyard, The K Club, Straffan, Kildare	€300,000	Team Lorraine Mulligan
20	34 Coldwater Lakes, City West, Dublin	€120,000	Redmond Auctioneers
21	22 Sessiagh View, Donegal Road, Ballybofey, Donegal	€75,000	Henry Kee & Son Auctioneers
22	Cummer, South Harbour, Cape Clear Island, Cork	€100,000	Pat Maguire Properties
23	Drumbreanlis, Carrigallen, Leitrim	€120,000	Padraic Davis Auctioneering
24	7 Harbour Heights, Portsalon, Donegal	€175,000	Charlie Robinson
25	Cavan Road, Ballinagh, Cavan	€70,000	Padraig Smith Auctioneers
26	12 Ard Na Meala, St. Johnston, Donegal	€70,000	Henry Kee & Son Auctioneers
27	11 Ard Na Meala, St. Johnston, Donegal	€60,000	Henry Kee & Son Auctioneers



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01 687 5040

*Fees and exchange rate data for banks taken from the International Money Transfer Index™ (IMTI™). For more information on our bank-beating exchange rates, visit our website.

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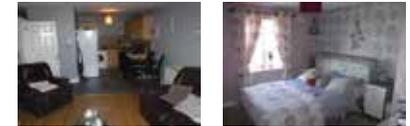
Lot 1

Apt 5 Westfield House
Patrick Street, Mullingar
Westmeath
N91V 097



Starting Bid: €50,000

First floor one bedroom Apartment in central location within minutes walk to Mullingar Town centre. Good decorative condition & well Maintained common areas.



Branch: Mullingar | 044 9333333

1 Bed, First Floor Apt. · Good Condition · Central Location · BER D1

Lot 2

Sunset House
Drowes Bridge, Bundoran
Donegal



Starting Bid: €335,000

A Spectacular 6/7 bedroom house on the banks of the River Drowes, boasting uninterrupted views of Donegal Bay.



Branch: Ballyshannon | 0719852977

6/7 Bed Detached · Views of Donegal Bay · Private Garden with Deck
· BER B3

Lot 3

Fordstown
Rathmolyon, Enfield
Meath
A83D C92



Starting Bid: €125,000

A substantial commercial property which extends to 3.5 acres with a 1075 sq m warehouse storage facility and a number of temporary storage units with good access. Also on site there is two storey residential cottage with separate access



Branch: Dunboyne | (01) 825 5222

Commercial Building · On Approx. 3.5 Acres · 11,571 sq.ft Warehouse
· BER G

Lot 4

Willow House, Upper Drumcondra Road Drumcondra Dublin D09A C95



Starting Bid: €850,000

A magnificent redbrick home with immense kerbside appeal. This fine home which has been significantly extended and is currently set out as a guest house with 9 bedrooms [all en-suite] including an attic conversion.



Branch: Drumcondra | 01 804 0500

9 Bed Detached Property · Currently Used as a B&B · Ideal Location · BER D2

Lot 5

5a Balbriggan St Skerries Dublin



Starting Bid: €270,000

Well presented 2 bed mid terrace house ideally located only minutes walk from town amenities, Skerries train station and beach.



Branch: Rush | 01 849 1155

2 Bed Mid-Terrace · Ideally Location · Well Presented · BER C1

Lot 6

Apt 38 Louisa Bridge Leixlip Kildare W23Y E92



Starting Bid: €150,000

A top floor, 1 bed apt. with private west facing balcony and located in close proximity to public transport and other local amenities. The apt. is currently tenanted.



Branch: Leixlip | 01 6295060

1 Bed, Top Floor Apt. · Fully Tenanted · Great Location · BER D1

Lot 7

Leitrim Mullagh Cavan A82V W82



Starting Bid: €199,000

A beautifully laid-out, large, 4 bed detached property, built on a c. 1 acre site. This fine house is peacefully located close to Mullagh, Kells and M3 Motorway, within 40 minutes for Dublin City Centre.



Branch: Virginia | 04 8541888

4 Bed Detached · Well Maintained · Great Location · BER E1

Lot 8

79 Cabra Road Phibsborough Dublin



Starting Bid: €595,000

This handsome redbrick, 5 Bed Terraced home with feature bay window has immense kerbside appeal. On entering this property you will be immediately struck by the potential offered to create a truly magnificent family home.



Branch: Drumcondra | 01 804 0500

5 Bed Terraced House · Central Location · Excellent Potential · BER D2

Lot 9

Gowna Village Lough Gowna Cavan H12X 8Y7



Starting Bid: €270,000

The property consists of the shop, two x two bedroom apartments, forecourt, car wash and green field site. The complete property is currently leased.

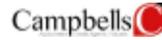


Branch: Longford | 043 66 86036

Large Mixed Use Building · Shop plus Forecourt · Two x2 Bed Apts. · BER C1/E1

Lot 10

Cleendra Dungloe Donegal



Starting Bid: €80,750

5 bed family / holiday home, ideally located in a rural scenic area between the coastal village of Maghera and the town of Dungloe.



Branch: [Dungloe](#) | 074 95 21020

5 Bed Family Home · Ideally Located · C. 2.15 Acre Site · BER G

Lot 11

The Master's House, Drumeel Ballinalee Longford



Starting Bid: €149,950

Beautiful 4 bed home known locally as "The Master's House" offers fantastic potential as a fine family home. This home was built as a Dower House to the Elliott family home nearby, since demolished. It was built around the turn of the 20th century on the hearth of a previous dwelling.



Branch: [Longford](#) | 0433350555

Beautiful 4 Bed Home · High Stranded Throughout · Large Private Gardens

Lot 12

Main Street Rathdowney Laois



Starting Bid: €89,950

Large mixed use building on the Main St. in Rathdowney. There are both commercial and residential elements to this property, together with a large rear garden and out offices. The property has potential for further development.



Branch: [Portlaoise](#) | 057 866 6344

Ground Floor Commercial · 2 Story / 4 Bed Acc. · In Need of Modernisation · BER G

Lot 13

Lisadell Drumbee, Kilnaleck Cavan



Starting Bid: €190,000

A Spacious 5 Bed Detached Home on Large Site.



Branch: [Virginia](#) | 04 8541888

5 Bedroom Detached · Fantastic Family Home · Large Site c.0.75 acres

Lot 14

No. 14 Bishopscourt Green Street Kilkenny R95X F99



Starting Bid: €40,000

Wonderfully positioned ground floor retail unit with prime street frontage forming part of larger residential block. Hugely consistent footfall offering potential for any existing business or potential business to achieve immediate success.



Branch: [Kilkenny](#) | (056) 778 6000

Ground Floor Retail Unit · Prime Location · Excellent Potential · BER C1

Lot 15

Apt. 7 Westfield House Patrick Street, Mullingar Westmeath N91V P64



Starting Bid: €50,000

Second floor one bedroom dormer Apartment in central location within minutes walk to Mullingar Town centre. Good decorative condition & well maintained common areas.



Branch: [Mullingar](#) | 044 9333333

1 Bed, Second Floor Apt. · Good Condition · Central Location · BER C3



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16	Drimagra, Letterbarrow, Donegal	€17,500	DNG Billy Johnston
17	Cottage & 3.6 Acres At Meadoran, Geesala, Mayo	€55,000	Tim Quinn & Co. Auctioneers
18	Lough Sheelin Guesthouse, Mountnugent, Cavan	€199,000	Martin Shortt Auctioneers
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22	Cummer, South Harbour, Cape Clear Island, Cork	€100,000	Pat Maguire Properties
23	Drumbreanlis, Carrigallen, Leitrim	€120,000	Padraic Davis Auctioneering
24	7 Harbour Heights, Portsalon, Donegal	€175,000	Charlie Robinson
25	Cavan Road, Ballinagh, Cavan	€70,000	Padraig Smith Auctioneers
26	12 Ard Na Meala, St. Johnston, Donegal	€70,000	Henry Kee & Son Auctioneers
27	11 Ard Na Meala, St. Johnston, Donegal	€60,000	Henry Kee & Son Auctioneers

Lot 16

Drimagra Letterbarrow Donegal



Starting Bid: €17,500

This Cottage is situated at Letterbarra in a tranquil setting around the Bluestack Mountains. The property is in need of major refurbishments. Located approx 7km from Donegal Town and all its amenities on a half acre site.



Branch: [Donegal Town](#) | 074 9721144

Derelict Cottage · C. 0.05 Acre Site · Close to Donegal Town · BER Exempt

Lot 17

Cottage & 3.6 Acres at Meadoran Geesala Mayo



Starting Bid: €55,000

Three bed room house situated on an elevated site which overlooks Blacksod Bay & Achill Island.



Branch: [Belmullet](#) | 097 81476

3 Bed Cottage · 3.6 Acre Elevated site · Excellent Coastal Views · BER G

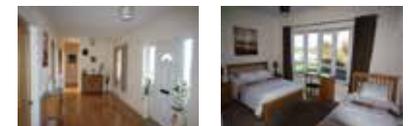
Lot 18

Lough Sheelin Guesthouse Mountnugent Cavan A82R 2E5



Starting Bid: €199,000

Fantastic 5 Bedroom (3 En Suite) Dormer Bungalow in show house condition throughout on elevated site. Lough Sheelin Guest House is situated in Mountnugent and benefits from a large well maintained garden.



Branch: [Virginia](#) | 04 8541888

5 Bed Bungalow · Show House Condition · Guesthouse or Family Home · BER C3

Lot 19

**Apt 4, 604, The Fountain
Courtyard
The K Club, Straffan
Kildare
W23T E29**



Starting Bid: €300,000

A gorgeous 1 bed, luxury apt. overlooking a beautifully manicured garden & courtyard. This special gem is located on the grounds of the prestigious "K Club". This spacious apartment is in move in condition

Branch: [Celbridge](#) | 016272770

1 Bed Luxury Apt. · Move in Condition · Perfect Location · BER C2

Lot 20

**34 Coldwater Lakes
City West
Dublin**



Starting Bid: €120,000

This apartment is an excellent investment opportunity as it offers everything one would need for modern day living. 2 Bed apt in showhouse condition located in City West, Dublin.

Branch: [Rathcoole](#) | .

2 Bed Apt. · Showhouse Condition · Excellent Investment · BER C1

Lot 21

**22 Sessiagh View
Donegal Road, Ballybofey
Donegal
F93A 6K8**



Starting Bid: €75,000

A fine 3 semi-detached house, conveniently located in a quiet cul-de-sac on the outskirts of Ballybofey town. The house is in good order and would make an ideal first time home or investment property.

Branch: [Ballybofey](#) | 074 9131050

3 Bed Semi-Detached · Conveniently Located · First Home or Investment · BER C2

Lot 22

**Summer
South Harbour, Cape Clear
Island
Cork**



Starting Bid: €100,000

We are delighted to offer to the market this fantastic 3 bedroom property offering stunning sea views on Cape Clear Island. The property will make an excellent permanent residence or a peaceful bolthole away from a busier mainland life.

Branch: [Skibbereen](#) | 028 22822

Stunning Views · Located Close to Harbour · 3 Bed Detached · BER G

Lot 23

**Drumbrenanlis
Carrigallen
Leitrim**



Starting Bid: €120,000

Overlooking Gulladoo Lough, this brilliantly presented 4 bed bungalow with double detached garage, is in a dream setting.

Branch: [Longford](#) | 0433350555

4 Bed Bungalow · Excellent Condition Throughout · Superb Lake Views · BER D2

Lot 24

**7 Harbour Heights
Portsalon
Donegal
F92F R63**



Starting Bid: €175,000

3 bed detached house on an elevated site with spectacular views of Portsalon Strand. The house has spacious open plan Living room and is within walking distance of Portsalon Pier and local amenities

Branch: [Letterkenny](#) | 074 912 0990

3 Bed Detached · Spectacular Beach Views · Close to Local Amenities · BER C3

Lot 25

**Cavan Road
Ballinagh
Cavan**



Starting Bid: €70,000

2 bed detached cottage that is in need of a full interior refurbishment.

Branch: [Ballyjamesduff](#) | 049 8544283

2 Bed Detached Cottage · In Need of Refurbishment · Large Independent Site · BER G

Lot 26

**12 Ard na Meala
St. Johnston
Donegal
F93R X31**



Starting Bid: €70,000

This 4 bed semi detached family home is located on the outskirts of St Johnston town. The property is in an elevated position with panoramic views over Northern Ireland and the Inishowen Peninsula.

Branch: [Ballybofey](#) | 074 9131050

4 Bed Semi-Detached · Stunning Panoramic Views · Ideal Family Home · BER D1

Lot 27

**11 Ard na Meala
St. Johnston
Donegal
F93X 308**



Starting Bid: €60,000

This 4 bed semi detached family home is located on the outskirts of St Johnston town. The property is in an elevated position with panoramic views over Northern Ireland and the Inishowen Peninsula.

Branch: [Ballybofey](#) | 074 9131050

4 Bed Semi-Detached · Stunning Panoramic Views · Ideal Family Home · BER C3



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Success stories

Start Bid €1,475,000
 Sold €1,500,000
 Bids.....14



100 Acres, Mayne, Clonee, Co. Meath

- Approx 100 Acres
- High Quality Lands
- Excellent Location

Starting Bid €260,000
 Sold €277,500
 Bids 4



21 Moyfenrath, Enfield, Co. Meath

- 4 Bedrooms
- Detached House
- Double Conservatory
- BER: C3

Start Bid €245,000
 Sold €261,500
 Bids30



3 Beechfield Close, Dublin

- 4 Bedrooms / 2 Bathrooms
- Excellent Condition
- Modern Development
- BER: B3

Start Bid €375,000
 Sold €420,000
 Bids4



20 Belvedere Place, Dublin 1

- 2x2 Bed, apt / 2x1 Bed apt.
- Ideal investment
- Yield 10% per annum
- BER: E1

Remote Bidding Service

Telephone or proxy bidding.

We provide a remote bidding service for prospective Buyers who are unable to attend the auction event in person. The service is by telephone or proxy bid which is a written bid up to a specified amount. If you require a bidding service please contact the Auction Team on **01 687 5040** or enquiries@iam-sold.ie to request the remote bidding registration form. To avoid disappointment please contact the Auction Team at the earliest opportunity to avail of this service as a limited number of places are available.

Terms & Conditions

1. A prospective buyer wishing to make a telephone or proxy bid ("Bidder") must complete, sign and date the specified bidding form which will be provided by the auction team. Separate bidding forms must be completed for each individual lot.
2. The form must be delivered to The Auction Department, Unit 3, Liosbaun Business Park, Tuam Road, Galway at least 24 hours prior to the start of the Auction.
3. For the telephone bidding service, a member of the Auction Team will contact the Bidder by telephone before the specified lot is offered for sale and take instruction from the Bidder via the telephone. We recommend for the telephone bidding forms, that the Bidder fills out a maximum bid amount in the event connection cannot be made or is lost during the auction event.
4. If the Bidder is successful in securing the property, the auction team are authorised to sign immediately the Memorandum of Sale or Reservation Form on their behalf as outlined on the bidding form provided.
5. If the Bidder wishes to withdraw or alter their remote bidding registration form or to attend the Auction in person, it is their responsibility to notify the Auction Team in writing no later than 3pm on the day of the Auction.
6. The Auction Team shall not be liable for any failure to bid due to inadequate or unclear instructions being received or for any other reason. The Auction Team have absolute discretion as to whether or not and in what manner to bid.
7. The Bidder is deemed to have full knowledge of the General and Special Conditions of Sale and all other relevant documentation including the Terms and Conditions of the Auction. The Bidder is also deemed to have full knowledge of any addendum produced by the Auction Team at or prior to the Auction. The Bidder is therefore advised to check with the Auction team whether any relevant addendum has or will be produced and the Auction Team will not be liable if the Bidder fails to check. The Bidder confirms that they will keep the Auctioneers indemnified against any claims arising from the processing of their bidding form.
8. On acceptance of a bid, a deposit will be taken from the debit/credit card details as nominated on the remote bidding registration form.

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Unconditional Auction

1. On acceptance of an offer or on the fall of the hammer the buyer will pay a 10% contract deposit (subject to a minimum of €6,500), with signing of contracts for sale required immediately by the successful Bidder.
2. From point of exchange, 28 days is granted to both Buyer and Seller to close the agreed sale (unless stated otherwise).
3. The contracts for sale and legal packs should be reviewed before bidding. The signed contract for sale will be relied on as the agreement between parties.
4. We advise all bidders seek independent legal advice before bidding.
5. Deposit can be taken by debit card or bank draft (made payable to IAM Sold Property Auctions).

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7. The Starting Bids Price & the Reserve are subject to change.
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