

Watters Property Sales
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16 Lismonaghan Park, Kinawley

Starting Bid: £140,000.00



For sale by Watters Property Sales via the [iamsold](https://www.iamsold.com) Bidding Platform.

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsoldni.com](https://www.iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

This detached family home, complete with a garage, is nestled in a peaceful development offering picturesque green field views to the rear. Conveniently located within walking distance of Kinawley village amenities such as schools, a shop, churches, and public transport links.

Interior

The property offers well-appointed living spaces throughout, the entrance hall leads to the main living areas, including the family living room featuring an open fireplace, at the rear of the home the kitchen is ideal for both cooking and dining, with charming views of the garden and surrounding countryside. Conveniently located next to the kitchen are a practical utility room, a WC, and direct access to the integral garage. Upstairs, there are four spacious bedrooms, including a master suite with an en-suite bathroom, as well as a main family bathroom.

Exterior

The property is approached via a tarmac driveway providing ample parking for multiple vehicles. A large, enclosed garden wraps around the home, creating an ideal space for outdoor activities and enjoying the serene surroundings.

Features

Four bed detached family home in a quiet development
Walking distance to Village amenities - Schools, shops, public transport links
Large enclosed back garden with countryside views
Comfortable living room featuring an open fire, kitchen/dining space with countryside views
Four bedrooms upstairs, master includes an ensuite
Utility room, WC & access to the integral garage downstairs
Rates circa £1150 per year
House built circa 2005
Additional Information
Detached Family Home in Quiet Development with Scenic Countryside Views

Dimensions:-

Hall 12`8` x 9`1`
Living room 15`3` x 11`7`
WC 5`2` X 4`3`
Kitchen/dining room 15`6` x 10`8`
Utility room 8`7` x 5`1`
Landing 14 x 12`2`
Master bedroom - 12`4" x 11`2" Ensuite - 6`3" x 6`1"
Bedroom two - 8`1" x 7`8"
Bedroom three - 13`8" x 10`8"
Bedroom four - 12`7" x 7`8"
Bathroom - 8`2" x 6`8"
Garage - 18`8" x 11`5"
Total - circa 1440 sq ft

To arrange a viewing or for further information contact our office.

Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of

1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

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.