Connaught Property
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Mayo
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Bridge Street, Swinford

Starting Bid: €145,000.00

For sale by Connaught Property via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Highlights

Town Location.
2 Bedroom, 2-Bathroom Home
Easy walking distance to all local amenities.
Good commuter area and good transport links.
Low maintenance rear court yard.

Situated along Bridge St. this immaculately presented 2-Bedroom Home offers convenient town living enjoying all local amenities.

The property has recently and tastefully been decorated throughout with new carpets fitted.
The Ground Floor comprises of a large well lit living room and dining area with a vaulted

skylight to the rear comprising of a fitted kitchen, electric hob oven and extractor fan. Rear door leading to paved low maintenance court yard. Tiled flooring and newly carpeted stairs to 1st Floor.

1st floor newly fully carpeted leading to a double bedroom which has been tastefully decorated. Front window aspect. Shower room fully tiled with wash hand basin, w.c. and shower. Rear window aspect.

On the 2nd Floor is another tastefully decorated double bedroom with new carpeted flooring. Front window aspect. Shower room also located on this floor fully tiled with wash hand basin, w.c. and shower. Rear window aspect.

Hot press situated on the 2nd Floor.
New window treatments throughout.
New slated roof.
Excellent broadband and phone service in the property.

Swinford is a large town which enjoys many local amenities such as both National & Secondary Schools, a large Tesco, Spar, Pubs, Hotel, Homeland, Robert McCallion GAA pitch, Swinford Amenity Park etc. ideal for families.
Friendly community and good neighbours.
Home of the Hardy Bucks Series.
Located just off the N5, Swinford is an excellent commuter town for Castlebar, Galway, Sligo and Dublin. Good bus link services.

This is a superb Home with an excellent location and ready to move-in.
Option exists to purchase the home's contents.

Ireland West Airport - 15min driving time
Knock Shrine - 22min driving time
Westport - 36min driving time
Sligo - 57mins driving time
Galway - 1hr 24mins driving time
Dublin - 2hrs 42mins driving time

This property may appeal to people living abroad especially with Irish parentage / heritage who would love to have a central base in Mayo.

Past-time amenities such as fishing, swimming, nature walking trails, history and historic sites are all within easy driving distance throughout Mayo and adjacent counties such as Sligo, Galway etc.
With Ireland West Airport only a 15min drive away from the property purchasers can enjoy a level of convenience making catching flights to the U.K. and European destinations completely hassle-free.
Mayo has been voted best County in Ireland to live in.

Swinford offers plenty of job opportunities in the area with Vantive a world leading kidney care innovation company located here, Swinford Hospital, Local County Council Office, Social Welfare Office, a large Tesco and Homeland . These are just some of the local

employers within easy walking distance of the property.

Alternatively this property would be ideal for working professionals wishing to work from home or setting up their own business.

Living Area + Dining Area: 23ft x 10ft
Kitchen Area: 13ft x 7ft 6
1St Floor Bedroom: 12ft x 10ft
1st Floor Shower Room: 9ft x 4ft
2nd Floor Bedroom: 12ft x 11ft
2nd Floor Shower Room: 9ft x 4ft

Eircode: F12 ET72
Ref: G026

To view or make a bid contact Connaught Property or iamsold, 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 firms 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.