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## **3 Newbridge Cottages, Killmongaun, Clifden**

### **Starting Bid: €220,000.00**



For sales by Sherry FitzGerald Mangan 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.

We present to market a 3 bed end of terrace property located at 3 Newbridge Cottages, Killymongaun, Clifden, Co. Galway.

Extending to c. 1,136 sq. ft., the property is bright and spacious, presented in turnkey condition having been excellent maintained by the current owner and is decorated to a high standard throughout. Living accommodation of the ground floor is comprised of an entrance hall, open plan kitchen/dining/living room and bathroom. Proceeding to the first floor is the landing, 3 double bedrooms and bathroom.

Certified with an impressive C1 BER Certificate and heated via oil fired central heating. The property features a solid fuel fire with a stunning stone feature fireplace in the living area.

Externally the property sits on an elevated site and features a garden to the rear with access via double doors in the kitchen/dining area.

Newbridge Cottages are situated just off the N59 Road and within walking distance of Clifden town or a short 2 minute drive away. Local amenities include Clifden Community Playschool, Clifden Community School, Clifden District Hospital, Aldi, Lidl and Bank of Ireland along with a wide range of shops, pubs, cafes and restaurants. Serviced by Bus Eireann buses and the town can be accessed via the N59 Road from Galway City which is approx. 1 hour 15 minutes away.

Total Floor Area: 106m2  
BER C1 / BER No.113421689

TO VIEW OR MAKE A BID Contact Sherry FitzGerald Mangan or [iamsold](http://iamsold.com), [www.iamsold.ie](http://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

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