

Matt O'Sullivan Auctioneer
The Square
Clifden
Galway
t: 095-21066
email: property@mattosullivan.com

House on c. 2.69 acres, Ardbear, Clifden

Starting Bid: €285,000.00



For sale by Matt O'Sullivan Auctioneer via the [iamsold](https://www.iamssold.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.iamssold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to bring to the market this three bedroom house located in the idyllic setting of Faul. The house is set on a large site of circa 2.69 acres, with mature trees and expansive private grounds and garden.

The property was originally built in the 1960s and had an extension added in 1995. Accommodation comprise of three bedrooms-one of which is currently being used as a tv room, but could also be utilized as an office for someone who works from home. There is a separate sitting room with open fire, large kitchen and large bathroom with bath.

Folio Number: GY51025F
Water: Mains
Sewerage: Septic Tank
BER F / BER No. 109024042

Situated in the beautiful and peaceful Ardbear peninsula, this property is just 1.5 km from Clifden town along a well-it walk path , and a stroll down the lane, amidst wild gorse, flowers and hedgerows will take you to the sea and pier. Beautiful sandy beaches, exhilarating mountain hikes, fresh and salt water fishing, and award winning links golf are just a short drive away.

Faul is a highly coveted location in Clifden and this property offers a wonderful opportunity to secure a home in the West of Ireland on a private site that is also conveniently located close to the Capital of Connemara, Clifden Town.

SITE OVERVIEW: <https://360tours.proper-t-photos.ie/tours/MxGJB2fWL>

Directions

From Clifden take the Ballyconneely Road, drive for approx 1/2 mile. Take your first right hand turn signposted towards Rock Glen Hotel. The subject property is located shortly afterwards on the left hand side.

TO VIEW OR MAKE A BID Contact Matt O'Sullivan Auctioneer 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 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. IAM Sold 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.