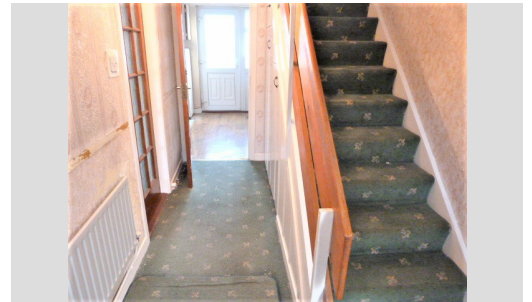


Brian Lohan Auctioneers
29 Skycourt
Shannon
Co. Clare.
t: 061 364 111
email: info@brianlohan.com

123 Cluain Airne, Shannon

Starting Bid: €95,000.00



Brian Lohan Auctioneers in partnership with The Munster Property Auction

Offered at bids over €95,000

We are delighted to welcome to the market this 3 bed terraced property located in Cluain Airne, a fine residential area, and close to St. Tola's Primary School and St. Patrick's Comprehensive School.

The property, while in need of renovations, will make a perfect family home and is ideally located within walking distance of Skycourt Shopping Centre and convenient to all local services and amenities.

There is dual central heating, a large concrete shed with power and the property is alarmed.

Carpeted hallway with under stairs storage and plumbed for washing machine.

Separate carpeted dining room, Kitchen/Living with fitted kitchen and fireplace with back boiler.

Bedroom 1 and 2 - double rooms, Bedroom 3 - single with built in wardrobe.

Shower room, fully tiled and walk in shower with electric shower.

FEATURES:

Walls and attic insulated.
Dual central heating oil and back boiler.
Oil fired central heating.
Anti-frost heater in attic.
Alarmed.
Large shed at rear with power, shelving and workbench.
Back garden with paved patio, lawn and raised flowerbed.
BER C2 / BER No. 111893863

TO VIEW OR MAKE A BID - Please contact Brian Lohan Auctioneers on 061 364 111 or visit www.munsterpropertyauction.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 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. 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.