

**Keary Auctioneers**  
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## **Rushestown, Newbridge, Mountbellow**

### **Starting Bid: €95,000.00**



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

Partially renovated and extended three roomed cottage on a half acre site located just 2 minutes from Windfield National School & 10 minutes from the thriving village of Mountbellow.

It is within 30 minutes commute of Tuam, Roscommon or Athlone and only fifty minutes from Galway City.

This stone built property has already undergone substantial renovation including re-wiring, new windows and doors, levelled grounds and washed stone driveway.

The ESB and water has been newly connected and a new fully certified septic tank along with a percolation area has also been installed.

The house has been vacant for some time should qualify for the vacant homes grant.

Accommodation  
Kitchen: 3.9m X 3.7m  
with fireplace and stove.

Livingroom:  
3.8m X 3.6m

Bedroom:  
3.8m X 3.1m

A 30 sq.m rear extension has been partially completed.

#### Features

Partially renovated and extended three roomed cottage  
On 1/2 acre levelled site with washed stone driveway  
Just 2 minutes from Windfield National School  
10 minutes from the thriving village of Mountbellew  
Property has already undergone substantial renovation  
Should qualify for the vacant homes grant.  
Within commuting distance of Tuam, Roscommon or Ballinasloe.  
Re-wired  
New windows and doors  
BER G / BER no. 118368174  
Floor Area 43.05 m2

TO VIEW OR MAKE A BID Contact Keary Auctioneers or iamsold, [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

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.