



## **4 Bed, Mohill, Co. Leitrim**

### **Starting Bid: €150,000**

The Connacht Property Auction in partnership with Gordon Hughes Estate Agents. Offered at bids over &euro;150,000. We are delighted to present to the market this new build 4 bedroom detached property with garage located in the Ard na Sí development, Mohill, Co. Leitrim. Ard na Sí is a superior quality low density mixed residential development consisting of 5 bedroom, 4 bedroom and 3 bedroom detached properties. The development is excellently located within walking distance of Mohill town. Amenities and services in the area include a large secondary school, churches, Lough Rynn House and Gardens complete with golf course (c. 3kms away), and Shannon-Erne Waterway. Mohill is well located close to the N4, Dromod with railway station on the main Sligo to Dublin route is c. 9km away, and Carrick-on-Shannon c. 15km away. Accommodation consists of Entrance Hall, Kitchen / Dining Room, Living Room and bathroom on ground floor. Upstairs consists of Master Bedroom with ensuite and 3 large bedrooms and bathroom. TO VIEW OR MAKE A BID contact Gordon Hughes Estate Agents or visit [www.connachtpropertyauction.ie](http://www.connachtpropertyauction.ie)

#### **Auctioneer's Comments**

This property is offered for sale by 'traditional' unconditional auction. The successful buyer is required to pay a 10% deposit and is required to immediately sign the sale contracts on acceptance of their bid. The buyer will be granted 28 days from the date of exchange to complete the purchase. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to the unconditional auction method of sale, which is operated by Gordon Hughes Estate Agents Ltd in partnership with The Connacht Property Auctions.

#### **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 of 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 made be accepted by the vendors.

