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## **Sinolane, Kilmovee**

### **Starting Bid: €175,000**

The Connacht Property Auction in partnership with John Higgins Auctioneers. Offered at bids over &euro;175,000. This beautiful modern property has been constructed to high standard and is tastefully decorated throughout. The property is situated just off a quiet country land and includes 16.30 acres which gives peace and tranquillity while also allowing for countryside panoramic views. Accommodation extends to approx. 1,880 sq. ft and includes entrance hallway, spacious sitting room, kitchen with a large open plan dining room, 1 downstairs guest bedroom, utility room, 2 large upstairs bedrooms and main family bathroom. The house benefits by double glazed windows throughout, solid fuel stove in kitchen, oil fired central heating and connection to all services. There are also two detached garages/sheds at the rear. Set on an overall land area of 16.30 acres which includes some good quality and mixed quality grazing land. This property is a wonderful opportunity for those seeking a quality family home with a bit of land in the countryside. TO VIEW OR MAKE A BID Contact John Higgins Auctioneers 094 9631372 or visit: [www.johnhigginsauctioneers.com](http://www.johnhigginsauctioneers.com)

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

The property will be offered via the unconditional auction method of sale. This will require you and your buyer to legally and unconditionally exchange contracts upon acceptance of offer or fall of the hammer. The buyer will be required to pay a 10% deposit, resulting in immediate exchange of contracts with completion set to take place no later than 28 days thereafter. Auction is subject to terms and conditions and is operated by John Higgins Auctioneers with The Connacht Property Auction. Please visit the auction section of our website or visit [www.connachtpropertyauction.ie](http://www.connachtpropertyauction.ie)

#### **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.

