

Tyrrell Auctioneers
Estate House
Bishop Street
Tuam
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email: info@tyrrellauctions.ie

Richmond, Clonbern

Starting Bid: €175,000.00



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

We are delighted to bring this exceptional property to the market.

The charming and delightful, prominently positioned three-bedroom bungalow comes to the market in the beautiful, rustic neighbourhood of Richmond, Clonbern.

The dwelling, which offers tremendous potential, comprises of an extensive sitting room, a spotless kitchen/dining area, a practical utility room, and a pristine family bathroom. The generous site also features a sizeable garage, providing excellent storage or potential for further development.

Richmond is a sought-after location, conveniently situated close to Clonbern National School, local shop and church, while larger hubs such as Tuam, Dunmore, and Castlerea are also easily accessible. Galway City and its universities can be reached in just over an hour, making this a superb rural yet well-connected location.

This sale will suit a wide range of buyers, including those starting out on the property ladder, retirees, and investors alike. A haven for interior design and modernisation enthusiasts, the property offers the perfect opportunity to create a truly personalised home.

Viewing is highly recommended and strictly by appointment.

Approximate Measurements: (sq ft)

Sitting Room: 11.89 x 15.37
(concrete floor)

Kitchen / Dining Area: 15.32 x 12.94
(tiled floor – stove)

Utility: 5.88 x 7.48
(tiled floor)

Bedroom 1: 8.99 x 10.93
(carpet)

Bedroom 2: 9.16 x 9.89
(carpet)

Bedroom 3: 9.91 x 10.92
(wooden floors)

Bathroom: 6.45 x 9.11
(Lino)

Garage: 11.39 x 19.06

BER: D1
BER NO. 119082048
Total Floor Area: 92.62m²

To view or make a bid, contact Tyrrell Auctioneers or iamsold, www.iamsold.com

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. 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.

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