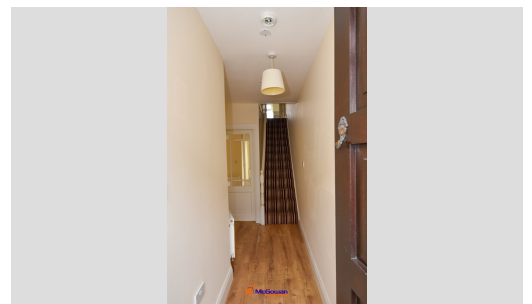


**Martin McGowan Properties**  
**Drumboe Ave**  
**Ballybofey**  
**Donegal**  
**F93 A461**  
**t: 074 91 90090**  
**email: martin@martinmcgowan.ie**

## **Investment property (Yield c.9.3%) Navenny Street, Ballybofey**

**Starting Bid: €155,000.00**



For sale by Martin McGowan Properties via the iamsold 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://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 to the market a recently renovated town house which boasts 5 number of bedrooms over three floors, along with 3 shower rooms.

The property would be an excellent investment with a potential rent of c. €1200 pm / €14,400 pa long term which would give a yield of circa. 9.3%. With high demand for rentals in the area and also potential for short term lets, this property offers excellent investment potential.

The property is very centrally located on Ballybofey's Navenny Street and is within the heart of the Town with a host of amenities on your door step, this home would suit a growing family, rental or Air BnB. In recent years it has been dry lined, new kitchen, sanitary ware, wired, painted, oil burner with significant money invested in to it, it is now

ready to move into.

#### Features

Back Boiler

Small enclosed rear yard

Newly renovated throughout since BER was last done.

Dry lined

Spacious

5 bedrooms

3 baths

Oil Fired Central Heating

Inclusions: Oven, hob, fridge freezer, curtain poles.

BER D1 / BER No: 109661603

Energy Performance Indicator: 239.06 kWh/m<sup>2</sup>/yr

Floor Area: 128.52 m<sup>2</sup>

L.P.T

Based on current guide price local property tax should be in region of €103 per year.

TO VIEW OR MAKE A BID Contact Martin McGowan Properties 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.

## Ground Floor

Entrance Hallway

3.87 x 1.0m

Laminated flooring, walls painted, rad.

Kitchen / Dining / Living Area

7.6 x 4.9\*

High- and low-level units, extractor fan, s/s electric oven, ceramic hob, tiled between units,

integrated fridge freezer 2/3s - 1/3, microwave, hot press with insulated tank and immersion heater and timer, back boiler stove with brick back ground and granite plinth, laminated flooring, French doors leading to a small rear enclosed yard.

#### Back Hallway

2.4 x 0.9m

Pedestrian door to rear, laminated flooring.

#### Shower Room

2.79 x 0.79m

Pedestal sink, low level flush w.c., shower enclosure with thermostatic shower, fully tiled shower room, extractor fan.

#### Bedroom One (Downstairs - rear aspect)

3.45 x 3.21m

Laminated flooring, one window with roller blind, walls painted, smoke alarm.

## First Floor

#### Landing

5.26 x 1.78m

Laminated flooring, walls painted, rad.

#### Bathroom

2.5 x 2.0m

Cushion flooring, low level flush w.c., shower enclosure fully tiled with electric shower (Triton) splash back over bath tiled, pedestal sink, window with roller blind.

#### Bedroom Two

3.3 x 3.1m rear aspect.

Laminated flooring, walls painted, window with curtain pole.

#### Bedroom Three

3.92 x 3.08\*m Rear aspect

Laminated flooring, walls painted, window roller blind.

#### Bedroom Four

2.22 x 2.0m - front aspect

Laminated flooring, walls painted, window roller blind.

## Second Floor

#### Bedroom Five (incl. en-suite)

7.27 x 4.93m\*

Laminated flooring 2 no. of large Velux windows, 2 no of rads, walls painted.

#### En-Suite

Cushion floor, pedestal sink, shower enclosure tiled with electric shower, low level flush w.c..

## External

Rear yard & Store  
Concreted yard with gate, fully enclosed, small shed to rear.