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## **Casalingo, Ballylarkin, Inch, Gorey**

### **Starting Bid: €108,000.00**



For sale by RE/MAX Wexford 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 present this four bedroom detached house to the market. This is a unique opportunity to purchase a home that has come to the market in need of some work and modernization.

This home includes an entrance hall, living room, dining room, kitchen, utility, bathroom, two bedrooms, laundry room and a sunroom downstairs while upstairs there is a landing and two double bedrooms. This house stands on a 0.29 acre site and is an ideal home for somebody interested in a renovation project.

The quiet and peaceful village of Inch is only 3 kms where amenities include a pub, shop and filling station. Both Gorey and Arklow Towns are only 11 kms and offer an excellent choice of primary and secondary schools along with a wealth of restaurants, shops, pubs, hotels, a vast array of local leisure amenities such as endless sandy beaches, golf courses, swimming and leisure centres making it a most desirable place to live.

It is an ideal home for any house hunter including those Dublin based seeking to downsize or younger families who can now work from home while still being within easy commuting distance of the capital. The quality and pace of life has broad appeal. Everything is close by or easy access!

Heating is oil fired, the windows are double glazed PVC throughout and the energy rating is G. This is a rare opportunity to acquire a four bedroom residence in a sought after area region that is abundant with remarkable views and scenic landscapes.

A buyer may be entitled to the Vacant Property Refurbishment Grant. This is a payment for turning a vacant house or building into a permanent home or a rental property. A grant of up to €50,000 is available. If the refurbishment costs exceed the standard grant of up to €50,000, a top-up grant amount of up to €20,000 is available. See [www.gov.ie/en/service/f8f1b-vacant-property-refurbishment-grant/](http://www.gov.ie/en/service/f8f1b-vacant-property-refurbishment-grant/)

#### Features

Quiet and peaceful area.

Home with lots of potential.

Virtual Tour Available.

Viewing recommended.

Total Floor Area: 167 m2

BER E2 / BER No. 116691221

Copy and Paste the below link for VR tour of the property:

<https://tour.giraffe360.com/3d46345023ae4d39b5f4769358a152ae/>

TO VIEW OR MAKE A BID Contact RE/MAX Wexford 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 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. IAM Sold 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.