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## **Snowhill, Drumdowney, Slieverue**

### **Starting Bid: €198,000.00**



For sale by RE/MAX, Waterford 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 3 bedroom home situated on a 0.4 acre site to the market.

This property is ideal for first time buyers or movers seeking a home within easy distance of Waterford City as it's just 8 kms away.

Accommodation comprises of entrance hall, living room with a range fire, kitchen, family bathroom with an electric shower and three double bedrooms. The property is surrounded by a yard and garden and there is ample parking and opportunity to build on subject to planning permission.

The home's location is exceptionally convenient with Slieverue Village and its local primary school just a short drive away ensuring easy access to essential amenities.

The vibrant Waterford city provides an array of facilities, employment and attractions. It is

also very close to the R711, the main access route through Ferrybank. This provides easy access to Waterford Golf Club, Plunkett Train Station, supermarkets such as Aldi, a number of well-established schools and Waterford City Centre.

This property presents a wonderful chance to own a home in a rural setting while also availing of urban convenience Viewing of this home is recommended

Please copy and paste the below link for a VR tour -  
<https://tour.giraffe360.com/69a093d5b6664415869d3fe92ea0fe0f/>

BER F / BER No. 100752930

TO VIEW OR MAKE A BID Contact RE/MAX, Waterford 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. 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.