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6 Drumclay Park North, Enniskillen

Starting Bid: £210,000.00



For sale by McGovern Estate Agents 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 iamsoldni.com. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Pristine, beautifully presented, turnkey, 4 – Bedroomed, Detached House with generous, mature and well kept, grounds. The property is situated in a well sought-after residential development, within walking distance of Southwest Acute Hospital, the new Southwest College University Campus, Enniskillen Town Centre and is close to Parks, Schools, Shops, Pharmacies and Entertainment.

Currently operated, as part of a long-established, Self-Catering Business, this property is NITB Quality Assured and is affiliated with Fermanagh Lakeland Tourism, Waterways Ireland and Experience Enniskillen. With an international, digital presence, it is highly rated on all major platforms, such as Airbnb, TripAdvisor, Booking.com, Google and Bing maps.

This property was renovated last year, including converting the garage to a beautiful downstairs bedroom, with an option to add a downstairs Ensuite. Newly carpeted throughout, refurbished kitchen, rewired sockets with USB inputs, with all walls & ceilings

insulated to their optimum, with new radiators, a revamped bathroom with a 1m2 walk-in shower with marble panelling and new Grant Vortex boiler & bunded oil tank.

6 Drumclay Park North, Enniskillen, really is the definition of a turnkey property. Absolutely nothing, needs to be modernised and there is a fantastic opportunity, to purchase the retro - chic furniture and entire fitout, tastefully designed, for the property.

EXTERIOR

Property Fully Enclosed with Fencing
Gated Entrance with Front Lawns between Driveway
Large Rear Garden with Patio Area at Rear Door
2 x Rear Sheds Attached to House

SUMMARY

4 Bedroom Detached Family Home
Turnkey with the Property Fully Renovated to High Spec
Front Side & Large Rear Secured Private Gardens
Alarm System
White PVC Double Glazed Windows & Doors
Soffit, Fascia, Guttering & Downpipes All Within 5 Years Old
Oil Fired Central Heating
Newly Tarmac Driveway For Off-street Parking
Sought After Location
Established Self-Catering Business - NITB Quality Assured
EPC D

Tenure: Freehold
Annual Rates: £987.17

TO VIEW OR MAKE A BID Contact McGovern Estate Agents or iamsold NI,
www.iamsoldni.com

Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

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.

Ground Floor

Entrance Hallway:

3.2m x 1.6m

Slated Flooring;

Bedroom No. 1:

5.0m x 3.0m

New Carpet Flooring, Potential to Include Ensuite;

Living /Dining Room:

6.1m x 4.9m

Refurbished Wooden Flooring, Open Fireplace with Cast Iron Surround & Slate Hearth, TV Point;

Kitchen/Dining Room:

4.8m x 4.8m

Vinyl Flooring, High & Low Level Units, Electric Hob & Oven, Extractor Fan, Splashback, Single Stainless Steel Sink Unit, Door to Patio Area & Garden;

First Floor

Hallway:

5.1m x 1.0m

New Carpet Flooring, Linen Cupboards;

Bedroom No.2:

3.2m x 2.7m

New Carpet Flooring;

Bedroom No.3:

3.2m x 2.9m

New Carpet Flooring, Built-In Wardrobe;

Bedroom No.4:

3.0m x 2.7m

New Carpet Flooring, Built-In Wardrobe;

Bathroom:

2.2m x 2.6m

Recently Revamped, Vinyl Flooring, Wash-Hand Basin, Electric Shower;