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## **199 Junction Road, Irvinestown, Enniskillen**

**Starting Bid: £299,000.00**



For sale by McGovern Estate Agents via the [iamsold](https://www.iamsold.com) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsoldni.com](https://www.iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are proud to bring to the market this well-appointed, no expense spared, circa 3,800 sq ft, 5-bedroom House on circa 0.5 acres of Land within the Irvinestown Town Boundary.

Turn Key - No Chain - Move in Immediately

An Excellent Opportunity to Work From Home or run a Business From Home in the Huge Annexe, which is currently incorporated into the main building but can easily be separated off with 2 Private Entrances.

This is an ideal opening to establish a self-contained, self-catering holiday rental or guest accommodation.

The property has been updated with New uPVC Windows, Re-wired, Re-plumbed and Fully Insulated with zero refurbishment required. It is in a tasteful and excellent decorative order

with Hi-Spec Finishes, Corniced Ceilings, Quirky Layout and Attention to Detail.

This Property is in an excellent location, approximately 2 miles to Irvinestown, 9 Miles to Enniskillen and 8 miles to the South West Acute Hospital.

It is approximately a 5 minute walk into the centre of Irvinestown, with a Bus Stop (for Enniskillen schools) opposite the property.

#### FEATURES:

- 3 Reception Rooms
- 2 Kitchens
- 5 Bedrooms
- Studio
- High Ceilings Throughout
- Mature Gardens over 3 Levels
- Paved Patio Area
- Off-Street Parking
- PVC Double Glazed Windows
- Oil Fired Central Heating
- Security Alarm System with Sensors
- Loft Insulation & Cavity Wall Insulation

#### EXTERIOR:

- Tarmac Parking Area to Front
- Large Rear Garden split over 3 Levels Sitting on a River
- Paved Patio Area
- 2 Large Wooden Sheds

Tenure: Freehold  
Annual Rate: £1,762.53

TO VIEW OR MAKE A BID Contact McGovern Estate Agents or iamsold NI,  
[www.iamsoldni.com](http://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 Hall:  
3.4m x 2.9m  
Tiled Flooring

Hallway:  
4.5m x 0.9m  
Tiled Flooring

Family Room:  
6.7m x 4.5m  
Carpet Flooring, TV Point, Telephone Point, Fireplace replaced with new internals and left ready for Stove/Open Fire/Insert Fire

Studio:  
7.7m x 7.0m  
Solid Wood Flooring, Open Plan Arrangement, Double Doors leading to front of House, LED Lighting and Down Lighting

Lounge:  
6.0m x 3.7m  
Solid Oak Flooring, TV Point, Fireplace has new Internals and left ready for Stove/Open Fire/Insert

Fire

Kitchen/Dining Room:

5.8m x 3.8m

Tiled Flooring, Part-tiled Walls, Rayburn Cooker with Irvinestown Brick Surround, Electric Hob & Oven, Tiled Splashback, Modern bespoke Fitted High & Low-Level Units, Stainless Steel Sink Unit, Integrated Dishwasher

Utility Room:

3.6m x 2.8m

Tiled Flooring, Part-Tiled Walls, Stainless Steel Sink Unit, Fitted Units with Storage

Guest WC:

2.1m x 1.7m

Tiled Flooring, Wash-hand Basin with Tiled Splash-back, WC, Plumbed for Additional Shower

Store:

3.1m x 2.3m

Shelving, Plumbed for Washing Machine

## First Floor

Landing:

8.0m x 0.9m + 3.9m x 2.8m

Carpet Flooring, Dado Rail

Walk-in Hot-Press:

2.1m x 1.7m

Shelving

Bedroom No.1:

5.1m x 3.8m

Carpet Flooring, TV Point, Telephone Point

Bedroom No.2:

5.1m x 3.3m

Carpet Flooring, TV Point, Telephone Point

Bedroom No.3:

4.2m x 3.3m

Carpet Flooring, Built-in Wardrobe, TV Point, Telephone Point

Bedroom No.4:

4.4m x 3.7m

Carpet Flooring, TV Point, Telephone Point

Bedroom No.5:

4.0m x 2.5m

Carpet Flooring, TV Point, Telephone Point

Family Bathroom:

2.8m x 2.1m

Marble Tiled Flooring, Part-Tiled Walls, Wash-hand Basin with Tiled Splashback, WC., Electric Shower, White Panelled Jacuzzi Bath, Built-In Storage