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## **2 Ballyoughtragh, Milltown**

### **Starting Bid: €340,000.00**



For sale by Ken O'Sullivan & Co. 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.

A large 4-bedroom, 4-bathroom home is located in Milltown, and offers excellent potential for as a family home.

The ground floor features a entrance hallway that leads into a bright kitchen, a separate dining room, and a living room. There is also a large bedroom with its own en suite bathroom, providing convenient ground-floor living. A utility room and a guest toilet complete the downstairs layout.

The first floor, there are 3 more well-sized bedrooms, including 1 with an en suite, as well as a large main bathroom.

Outside, the property includes a fully plumbed garage with cavity wall construction, which is ideal for conversion into an office space or extra living space subject to permission.

The home is close to all local amenities, making it a fantastic option for families or anyone looking for a comfortable, well-located property with plenty of potential.

The property is walking distance to all local amenities of the town, both primary & secondary schools and just 15 minutes drive to Killarney and to Kerry Airport, Less than 10 minutes to Killorglin. Only 5 minutes to Killorglin Golf Club and 15 minutes to Inch Beach providing sport lovers with an array of activities including surfing, kayaking, windsurfing, kite surfing, hang gliding and fishing.

#### Highlights

Detached Property OFCH

Private development of 4 detached houses

Fully plumbed detached garage

Close to all amenities schools shops playground etc

O F C H

Large site approx 0.45 acres

Close to Killarney, Tralee & Kerry Airport

BER D1 / BER No. 100362631

Total Floor Area 199.2 (m2)

To access the legal pack, please copy and paste the link below

<http://www.iamsold.ie/properties/9230230f81f141e8a42c4648e722b53d/auction-pack>

TO VIEW OR MAKE A BID Contact Ken O'Sullivan & Co. 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

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