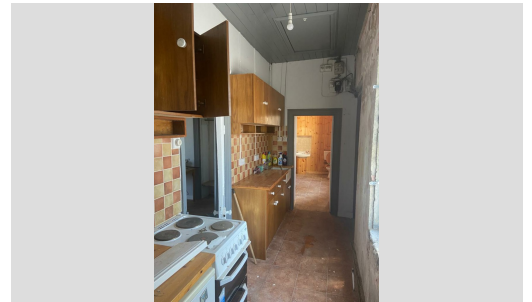


**John Higgins Auctioneers**  
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## **Rath, Kilkelly**

### **Starting Bid: €90,000.00**



For sale by John Higgins Auctioneers via the [iamsold](https://www.iamsold.ie) 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://www.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 traditional 2-Bedroom Cottage, located in the peaceful and tranquil rural location of Rath, Kilkelly Co Mayo.

This property is situated on a generous Site of 0.64 Acres with an ample variety of outbuildings which can easily be converted into studio's or workshops.

The property also enjoys a Lake view given its proximity to Lough Coughlan.

Accommodation extends to approx 842 sq.ft and includes a front entrance Porch, Living room, Sitting room, Kitchen, 2 Bedrooms main Bathroom.

Located in a quaint rural setting with easy access to the main N17 Galway to Sligo Road with the picturesque village of Kilkelly only 1.5 miles away and West International Airport Knock only 5 miles up the Road.

BER Details  
BER G / BER No.111220604

TO VIEW OR MAKE A BID Contact John Higgins Auctioneers 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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