



Milltown Road, Doonbeg, Co. Clare



**Guide Price**  
**€295,000**

GVM Auctioneers are delighted to present for sale this substantial and versatile property, offered in one lot and comprising a detached bungalow divided into two self-contained units, together with a large detached garage, extensive tarmac parking and circulation areas, all set on a private enclosed site of approximately 0.30 acre.



Ideally situated on the edge of the renowned West Clare village of Doonbeg along the Wild Atlantic Way, the property enjoys an exceptional location within walking distance of the village and its excellent range of amenities, including shops, cafés, pubs, schools and sporting facilities. The area is also famous for its spectacular coastline, sandy beaches, championship golf, scenic walking routes and a host of outdoor and leisure attractions, making it a highly desirable place to live or invest.



The accommodation extends to approximately 134.4 sq.m (1,477 sq.ft), with the added benefit of a substantial detached garage measuring approximately 52 sq.m (556 sq.ft). The bungalow is arranged as two independent units, each with its own private entrance positioned at opposite ends of the property. One unit extends to approximately 82.7 sq.m (890 sq.ft) and comprises four rooms, a kitchen and a bathroom, while the second unit contains two rooms, a kitchen and a bathroom.



Refurbishment works have already been undertaken to one section of the property, including rewiring, dry lining and the installation of triple-glazed PVC windows. The property also benefits from two separate gated vehicular entrances, each providing access to the extensive parking and yard area to the rear.

Although requiring completion works, this property offers enormous potential and a rare combination of space, flexibility and privacy. The substantial detached garage provides excellent storage or workshop space and also offers clear potential for future conversion, subject to the necessary planning permissions.



The two self-contained units are ideally suited to a variety of uses, including multi-generational living, guest accommodation, remote working, consulting rooms or the generation of supplementary rental income. Alternatively, the property could be reconfigured and restored as one spacious family residence.

This is a highly adaptable property offering a wealth of possibilities and represents a rare development and investment opportunity in one of West Clare's most sought-after locations.



For further information or to arrange a viewing, contact GVM Auctioneers. BER G. Guide Price: €295,000

Features:

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Connected to mains water and mains sewerage

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Private enclosed site extending to approximately 0.30 acre

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Two separate gated driveway entrances

- Detached garage with pitched tiled roof and roller door

- Large tarmac parking and circulation area

- Refurbishment works commenced, including rewiring and dry lining to part of the property

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Some windows upgraded to triple-glazed PVC

- Excellent potential for a variety of residential or commercial uses (subject to any required consents)

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Walking distance to Doonbeg village and local amenities

- Prime Wild Atlantic Way location close to beaches, golf courses and coastal attractions





### Property Directions:

Enter eircode V15PW44 to your mobile device to direct you straight to this property.

### Agent Information:

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Disclaimer

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