

CALLAGHAN AUCTIONEERING

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Church Road Ballinlough F45YH31

Beautiful & Deceptively Spacious 3 Bedroom
Detached Bungalow with Outbuildings & Gardens



Price Guide €185,000

Excellent location in the heart of Ballinlough Village on the Roscommon/Mayo border, a self-contained village with Churches, Schools, Jack & Jill Community Playgroup, Award Winning “Stonehouse” Restaurant, Renowned Lake O’Flynn trout stocked lake. Dublin/Westport Bus Route. Knock Airport c. 25 minutes

REF: CR583S

The Square, Castlerea, Co. Roscommon

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Beautiful & Deceptively Spacious 3 Bedroom Detached Bungalow with Out Buildings & Gardens

Accommodation

Reception Hall/Lounge: 7.72 x 3.38

Coved Ceiling, carpet floor, radiators, power points, telephone point, cloakroom

Sitting Room: 4.10 x 3.34

Coved ceiling, antique style fireplace with mahogany surround, carpet floor, TV point, power points, radiator

Kitchen/Dining Room: 6.82 x 4.09 Large & Extended

Fitted floor & eye level units, solid worktops, single drain sink unit, integrated electric oven & hob, tiled floor, part-tiled walls, part pine ceiling, radiators, power points, washing machine point

Hotpress: Shelled, immersion

Conservatory: 3.33 x 2.73

Patio sliding doors leading into the garden, timber floor, pine ceiling, radiator, power points, telephone point, TV point

Hallway: 3.67 x 1.32

Serving bedrooms & shower room, storage, carpet floor, radiator

Bedroom 1: 3.13 x 2.70

Fitted bedroom unit, carpet floor, radiator, power points,

Bedroom 2: 3.68 x 3.66

Carpet floor, radiator, power points

Bedroom 3: 3.83 x 3.64

Carpet floor, radiator, power points

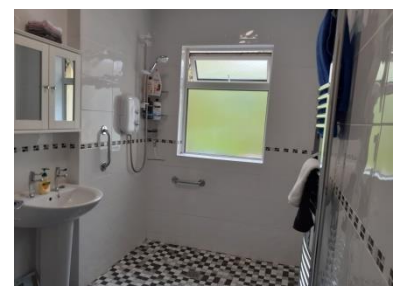
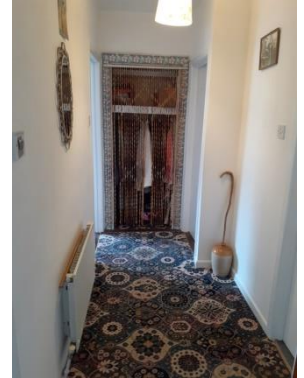
Shower Room: 2.80 x 1.77

Newly fitted modern walk-in shower/wet room "MIRA" Elite electric shower, wash hand basin, toilet, tiled floor & walls, hot towel rail

BER: D2

BER No:

116331687





Features:

- Solid construction
- Modern & deceptively spacious layout
- Double glazed PVC windows & doors
- Oil Fired central heating
- Mains water, electric, sewerage
- Broadband
- PVC fascia & guttering



Outside:

- The property is set back from the road with twin double gated entrances
- Enclosed front & rear fully developed gardens with fruit trees, shrubberies & flowers
- Domestic fuel, garden sheds and new WC
- Ample onsite parking, tarmac drives & concrete paths
- Security night light system

Recommendation:

Callaghan Auctioneering are delighted to present to the market this most established family home in Ballinlough Village. The property must be view to be appreciated.

Directions:

Entering Ballinlough Village from Castlerea, the property is on the right hand side

Viewing:

Immediate viewing recommended & by prior appointment with the Sole Agents



Disclaimer:

Callaghan Auctioneering for itself and as agent for the Vendor gives notice that:

- (i) The particulars are set out as a general outline for the guidance of intending purchasers, and do not constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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