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For Sale By Private Treaty



88 Drisin,
Ballymoneen Road,
Knocknacarra,
Galway.

BER C1

T: 091 567275

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A stunning 3 bedroom terraced residence situated overlooking a landscaped green area within this sought after development on the Ballymoneen Road.

Number 88 Drisin is presented in excellent decorative order and benefits from a host of attractive features including wooden floors to the hall and living room, varnished floors to the bedrooms, oil fired central heating, 2 en-suites, built in wardrobes to all bedrooms and an attractive rear garden with timber garden shed.

Drisin is a beautifully maintained and landscaped development occupying an elevated site on the Ballymoneen Road and is within easy access of all local amenities including schools, shops, supermarkets, Cappagh Park, The Clybaun Hotel & Leisure Centre and Tom Sheridan's Bar & Restaurant.

The accommodation briefly comprises entrance hall, living room, kitchen/ dining room, guest wc, 3 bedrooms (2 en-suite) and bathroom. Outside there is parking to the front and a rear garden with lawn, patio area and timber shed.

This superb residence would make for a wonderful home in this attractive development and viewing is highly recommended.



Accommodation

Hall:	With wooden floor, ceiling coving, phone point.
Living Room:	11'8" x 11'8" (max.) + 6'6" x 2' Open fireplace with granite inset & hearth, wooden floor, ceiling coving, cable TV point.
Guest WC:	With wc, whb, tiled floor, part tiled walls, extractor fan.
Kitchen / Dining Room:	16'4" x 10' + 8'3" x 2'3" With built in kitchen units, built in oven, hob, extractor fan, stainless steel sink unit, tiled floor, tiled splashback, French doors to outside, recessed lights to kitchen area.

First Floor

Landing:	Shelved hotpress.
Bedroom 1:	11'9" x 9'8" With varnished floor, built in wardrobe.
En-suite:	Shower cubicle with 'Mira' shower, wc, whb, fully tiled, window, extractor fan.
Bedroom 2:	10'1" x 9'6" With varnished floor, built in wardrobe, cable TV point.
Bathroom:	Bath with overhead 'Mira' shower, chrome telephone shower attachment, wc, whb, fully tiled, window, extractor fan.

Second Floor

Landing:	With 'Velux' window.
Bedroom 3:	12'11" (max.) x 11' (avg.) With varnished floor, built in wardrobe & drawers, cable TV point.
En-suite:	With shower, wc, whb, tiled walls, tiled floor, Velux window, extractor fan.

BER Details

BER: C1

BER Number: 104163936

Energy Performance Indicator: 152.9 kWh/m²/yr



Special Features

- OFCH
- Wired for alarm
- 2 en-suites
- TV points
- Attractive rear garden
- Well maintained development
- Overlooking green area

Outside

Parking to the front. Rear garden with lawn, patio area, timber shed.

Viewing

By prior appointment only with sole selling agents

Contact

Mike Mullery (087) 6424106

Price Region € 225,000

* All intending purchasers are advised to verify all details including floor area and dimensions and to note the disclaimer on these details.

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