

# For Sale

Killeroran, Ballygar, Co. Galway. F42 YC94

| Cottage

DOUGLAS NEWMAN GOOD  
**DNG**

**IVAN  
CONNAUGHTON**



## Guide Price: Offers in Excess of €135,000

Nestled in a peaceful rural setting, this charming two bedroom cottage offers a rare opportunity to enjoy quiet country living just a short stroll from the heart of Ballygar Town. The residence offers privacy and tranquility, while still benefiting from close proximity to local shops, schools, and amenities. To the rear, a range of useful outbuildings, including an adjoining garage providing excellent storage. This is an ideal property for first-time buyers, downsizers, or those seeking a peaceful retreat with town amenities nearby.

Accommodation includes sitting room, kitchen/dining room, two bedrooms, shower room & W.C.

The auctioneer invites enquiries & offers for immediate sale.

Viewing is by appointment only.

**For further details, contact DNG Ivan Connaughton on 090-6663700**

## **Sitting Room**

13'3" (4.04m) x 11'9" (3.58m)

## **Kitchen/Dining Room**

11'10" (3.61m) x 9'10" (3m)

## **Bedroom 1**

7'11" (2.41m) x 11'10" (3.61m)

## **Bedroom 2**

5'10" (1.78m) x 11'11" (3.63m)

## **Shower Room**

5'10" (1.78m) x 4'2" (1.27m)

## **W.C.**

3'10" (1.17m) x 5'6" (1.68m)















Killeroran, Ballygar, Co. Galway. F42 YC94













Killeroran, Ballygar, Co. Galway. F42 YC94

















Killorran, Ballygar, Co. Galway. F42 YC94









**Approximate total area<sup>(1)</sup>**

1079 ft<sup>2</sup>  
 100.4 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360