

RESIDENCE FOR SALE

Ballinahowna

Creggs

Co. Galway

Eircode: F42 VX90

PRICE REGION: €150,000

Ref: C2051

BER B1



Attractive eight bedroom dormer residence standing on a large site c. 0.76 acres located c. 1.5 miles from Creggs Village with excellent views of the surrounding countryside located c. 10 minutes from five good fishing lakes and the River Suck. This residence boasts spacious living accommodation throughout and holds huge potential due size and location.

Accommodation includes Ground Floor: reception hallway, sitting room, dining/sunroom, kitchen, utility, back hallway, bedrooms 5 in all with two en-suite and bathroom First Floor: games room/office off, bedrooms 3 in all with one en-suite and bathroom. Enquiries invited.

For further details or to arrange a viewing contact the office on 090 6663700.

Viewings at evenings, weekends and Bank Holidays also accommodated.

These particulars are issued by Ivan Connaughton M.S.C.S.I., Auctioneer & Valuer - BSc Property Valuation & Management, Main Street, Athleague, Co. Roscommon on the basis that all negotiations will be conducted through this firm.

No responsibility is accepted by this firm in respect of any errors or inaccuracies herein.

The contents hereof do not form part of any contract that may be entered into in respect of the property referred to herein.

Office Address: Main Street, Athleague, Co. Roscommon **PSRA LICENCE NO: 001350**

Office Tel: 09066 63700 E-mail: info@ivanconnaughton.com

Room	Area (Approx)	Details
Ground Floor		
Porch to Front		
Reception Hallway	10'7" x 5'4"	Upvc doorway to, tiled floor
Sitting Room	12'6" x 12'4"	Stanley solid fuel stove, brick outset, wooden floor
Dining/Sunroom	13'8" x 12'4"	Double door to decking area to rear, wooden floor
Kitchen	18'7" x 9'7"	Fully fitted kitchen, Stanley Superstar solid fuel stove (assists heating), wooden floor, door to rear
Utility	9'7" x 6'4"	Fitted units, tiled floor
Back Hallway	23'2" x 7'7"	Stairs to 1st floor, tiled floor, door to rear, indoor wood pellet boiler
Bedroom 1/ Office	9'4" x 9'2"	Wooden floor
Bedroom 2	11'2" x 9'3"	Wooden floor
Bedroom 3	11'8" x 9'2"	Wooden floor
Bedroom 4	17'5" x 15'	Tiled floor, double doors to side, en-suite off 7' x 5'5", toilet, wash hand basin, shower, tiled floor, part wall tiling
Bedroom 5	14'9" x 14'6"	Tiled floor, double doors to side, en-suite off 7' x 5'5", toilet, wash hand basin, shower, tiled floor, part wall tiling
Bathroom 1	9'2" x 5'6"	Toilet, wash hand basin, bath with shower over, fully tiled, heated towel rail
First Floor		
Landing	25'2" x 5'	Wooden floor
Bedroom 6	15'10" x 10'10"	Wooden floor, Stira to attic
Bedroom 7	15'9" x 11'7"	Wooden floor, access to attic area
Bedroom 8	14'1" x 10'	En-suite off, toilet, wash hand basin, shower separate, tiled floor
Games Room	17'1" x 13'2"	Double door to balcony, wooden floor
Bathroom 2	10'6" x 9'1"	Toilet, wash hand basin, bath, feature shower separate, tiled floor

OTHER FEATURES

- **Garage to rear 24'3" x 11'9", door to side, roller door to front, 12'7" x 12' set out in 3 kennels**
- **Garden shed to side 12' x 9'**
- **Timber decking to rear**
- **Driveway kerbed & stoned/cobblelocked, extends to rear**
- **Laid lawns, large garden to rear**
- **Range of flower & shrubbery beds**
- **Solar panels**
- **Own Well Water supply**
- **Indoor wood pellet boiler**
- **Cast iron gates at entrance**

*Reception
Hallway*



Kitchen



Kitchen



These particulars are issued by Ivan Connaughton M.S.C.S.I., Auctioneer & Valuer - BSc Property Valuation & Management, Main Street, Athleague, Co. Roscommon on the basis that all negotiations will be conducted through this firm.

No responsibility is accepted by this firm in respect of any errors or inaccuracies herein.

The contents hereof do not form part of any contract that may be entered into in respect of the property referred to herein.

Office Address: Main Street, Athleague, Co. Roscommon **PSRA LICENCE NO: 001350**

Office Tel: 09066 63700 E-mail: info@ivanconnaughton.com

Dining/ Sun Room



Games Room



Back Hallway



Bathroom 2



Bedroom



Bedroom



Bedroom



These particulars are issued by Ivan Connaughton M.S.C.S.I., Auctioneer & Valuer - BSc Property Valuation & Management, Main Street, Athleague, Co. Roscommon on the basis that all negotiations will be conducted through this firm.

No responsibility is accepted by this firm in respect of any errors or inaccuracies herein.

The contents hereof do not form part of any contract that may be entered into in respect of the property referred to herein.

Office Address: Main Street, Athleague, Co. Roscommon **PSRA LICENCE NO: 001350**

Office Tel: 09066 63700 E-mail: info@ivanconnaughton.com

Bedroom



Bedroom



View to Rear



Rear View of House



*Rear View of
House*



Yard to Rear



Shed to Side



These particulars are issued by Ivan Connaughton M.S.C.S.I., Auctioneer & Valuer - BSc Property Valuation & Management, Main Street, Athleague, Co. Roscommon on the basis that all negotiations will be conducted through this firm.

No responsibility is accepted by this firm in respect of any errors or inaccuracies herein.

The contents hereof do not form part of any contract that may be entered into in respect of the property referred to herein.

Office Address: Main Street, Athleague, Co. Roscommon **PSRA LICENCE NO: 001350**

Office Tel: 09066 63700 E-mail: info@ivanconnaughton.com

View to Front



Timber Decking



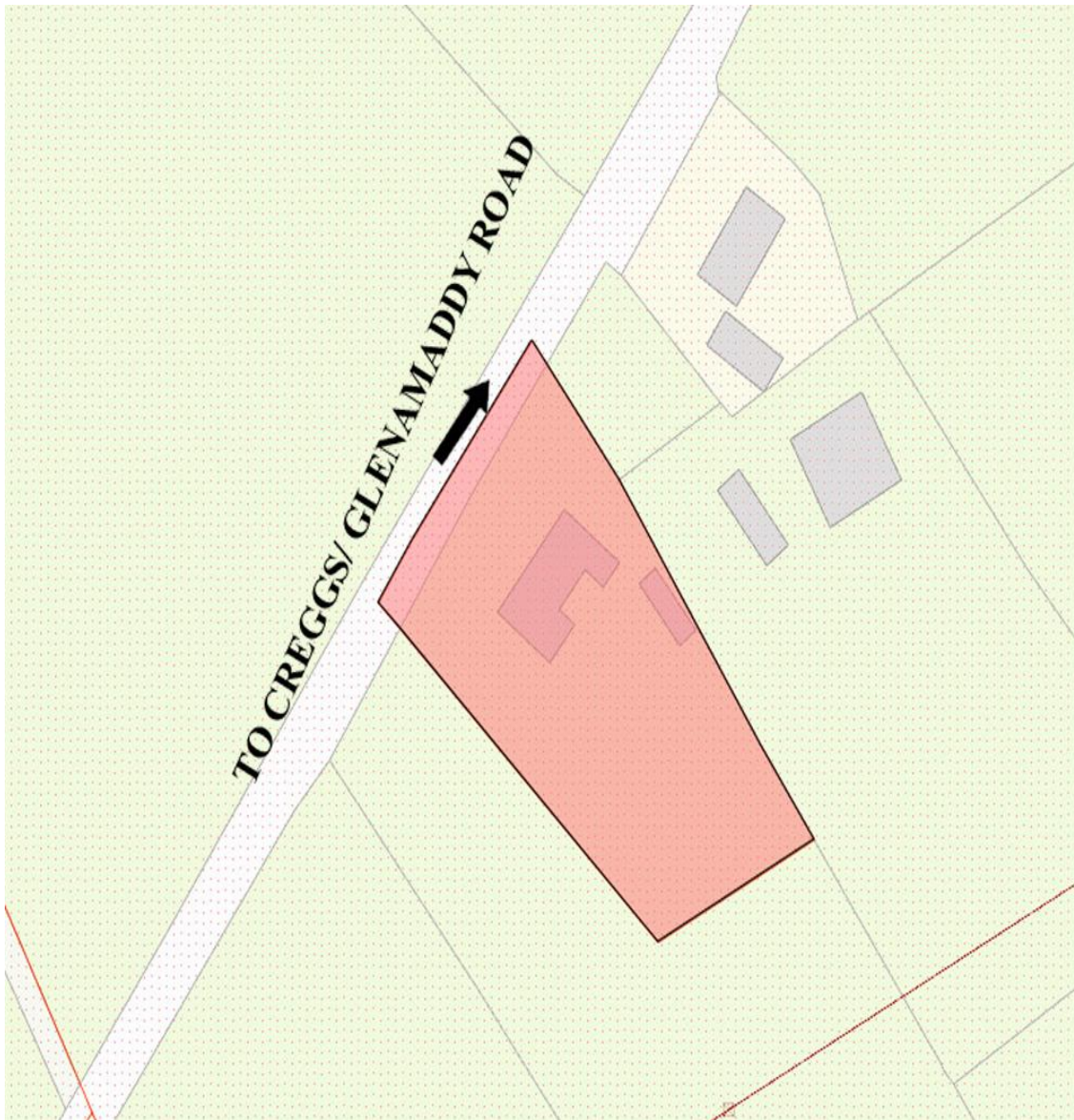
*Garage 1/
Kennels*



*Driveway to
Side*



MAP OF PROPERTY



These particulars are issued by Ivan Connaughton M.S.C.S.I., Auctioneer & Valuer - BSc Property Valuation & Management, Main Street, Athleague, Co. Roscommon on the basis that all negotiations will be conducted through this firm.

No responsibility is accepted by this firm in respect of any errors or inaccuracies herein.

The contents hereof do not form part of any contract that may be entered into in respect of the property referred to herein.

Office Address: Main Street, Athleague, Co. Roscommon **PSRA LICENCE NO: 001350**

Office Tel: 09066 63700 E-mail: info@ivanconnaughton.com