

FOR SALE

Ballincurry

Glinsk

Co. Galway F45 D329

PRICE REGION: OFFERS EXCESS €65,000



Property Reference: C2190



Very attractive three bedroom two-storey residence standing on c. 1 acre and located c. 2 miles from Glinsk Village. Situated on a corner site with a range of outbuildings, viewing comes highly recommended. Accommodation includes Ground Floor: reception hallway, sitting room, living room, kitchen, utility, bathroom, First Floor: bedrooms three in all and bathroom.

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 MIPAV of Connaughton Auctioneers - 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 F42 TW70
Office Tel: 090-6663700 E-mail: info@connaughtonauctioneers.ie

| <i>Room</i> | <i>Area (Approx)</i> | <i>Room Details</i> |
|---------------------------------|---------------------------------|---|
| <i>Ground Floor</i> | | |
| <i>Reception Hallway</i> | <i>15' x 3'7"</i> | <i>Door to, tiled floor</i> |
| <i>Sitting Room</i> | <i>14' x 11'9"</i> | <i>Solid fuel stove (assists heating) with feature brick outset, tiled floor</i> |
| <i>Living Room</i> | <i>14' x 9'6"</i> | <i>Tiled fireplace, wooden floor</i> |
| <i>Kitchen</i> | <i>9'10" x 7'8"</i> | <i>Fully fitted kitchen including built in cooker & washing machine, tiled floor</i> |
| <i>Utility</i> | <i>11'8" x 8'5"</i> | <i>Tiled floor, door to side, fitted units, stairs to first floor</i> |
| <i>Bathroom</i> | <i>7'10" x 5'10"</i> | <i>Toilet, wash hand basin, bath, tiled floor</i> |
| <i>First Floor</i> | | |
| <i>Landing</i> | <i>7'9" x 7'8"</i> | <i>Fitted units, tiled floor</i> |
| <i>Bedroom 1</i> | <i>8'8" x 8'6"</i> | <i>Fitted unit, wooden floor</i> |
| <i>Bedroom 2</i> | <i>14'1" x 9'7"</i> | <i>Open fireplace, carpeted</i> |
| <i>Bedroom 3</i> | <i>14' x 13'</i> | <i>Wooden floor, fitted units, hotpress (airing cupboard) off</i> |
| <i>Bathroom</i> | <i>8'6" x 7'8"</i> | <i>Toilet, wash hand basin, shower, tiled floor, part wall tiling</i> |

OTHER FEATURES

- ***Garage 20' x 13', roller door to front, door to side***
- ***Shed 30' x 20', 2 bay shed with open front***
- ***Laid lawns, large garden to rear***
- ***Water by Private Well***
- ***Solid fuel heating, potential to convert to oil fired central heating***

RECEPTION HALLWAY



SITTING ROOM



LIVING ROOM



KITCHEN



UTILITY



BATHROOM



LANDING



BATHROOM



BEDROOM



BEDROOM



BEDROOM



GARDEN TO SIDE



GARDEN TO REAR





