

RESIDENCE FOR SALE

Newcastle

Newbridge

Co. Galway H53 E298

PRICE REGION: EXCESS OF €70,000

Property Reference: D2116



Very attractive three bedroom cottage in excellent condition located at end of country lane standing on c. 0.64 acres with excellent views of the surrounding countryside. With garage to rear, this property is priced to sell with viewing highly recommended. Accommodation includes reception hallway, sitting/living room, kitchen/dining room, 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.

| <i>Room</i> | <i>Area (Approx)</i> | <i>Room Details</i> |
|----------------------------|--------------------------|---|
| <i>Reception Hallway</i> | <i>4'8" x 4'</i> | <i>Doorway to</i> |
| <i>Sitting/Living Room</i> | <i>15'7" x 13'7"</i> | <i>Feature solid fuel stove, fitted units, timber ceiling</i> |
| <i>Kitchen/Dining Room</i> | <i>14' x 12'3"</i> | <i>Fully fitted kitchen including built in fridge freezer, washing machine, dryer, dishwasher, cooker, door to rear, spotlights, hotpress (airing cupboard off)</i> |
| <i>Bedroom 1</i> | <i>10'3" x 8'10"</i> | <i>Provision for fireplace, timber ceiling</i> |
| <i>Bedroom 2</i> | <i>13'7" x 10'4"</i> | <i>Timber ceiling</i> |
| <i>Bedroom 3</i> | <i>10'8" x 10'</i> | |
| <i>Bathroom</i> | <i>10'4" x 3'9"</i> | <i>Toilet, wash hand basin, bath with shower over, tiled floor, part wall tiling</i> |

OTHER FEATURES

- *Garage to rear - c. 12' x 11'*
- *Overall site area c. 0.64 acres*
- *Driveway stoned, extends to rear*
- *Oil fired central heating*
- *Located at end of country lane with excellent views of surrounding countryside*
- *Traditional stone wall to front*

SITTING/LIVING ROOM



SITTING/LIVING ROOM



SITTING/LIVING ROOM



SITTING/LIVING ROOM



KITCHEN/DINING ROOM



BEDROOM



BEDROOM



GARDEN/ VIEW TO REAR



REAR VIEW OF COTTAGE



REAR VIEW OF COTTAGE



FRONT OF COTTAGE



FRONT OF COTTAGE



DRIVEWAY TO SIDE



MAP OF PROPERTY

