

MULLERY
AUCTIONEERS



BER B3

FOR SALE BY PRIVATE TREATY | 33 An Leac Lian, Barna, Co. Galway



33 An Leac Lian, Barna, Co. Galway

Mullery Auctioneers are delighted to welcome you to 33 An Leac Lian, a spacious end-of-terrace home located in the heart of the charming seaside village of Barna.

This superb property is arranged over three levels, offering generously proportioned living and sleeping spaces with high end finishes throughout.

On the ground floor, a welcoming hall with a feature staircase leads to the upper floors. Off the hall, there is a guest WC. At the front of the house is the living room with double doors opening into the dining area. The dining area is bright and spacious, with French doors that open to the rear garden. The kitchen boasts a high sloping ceiling and includes ample fitted units with a range of integrated appliances. Off the kitchen is a small utility room.

On the first floor, you will find 3 bedrooms, one with an en-suite, along with a shower room featuring a large walk-in shower. All bedrooms on the first floor boast built-in wardrobes. The second floor is dedicated to the luxurious primary suite, which includes a well-appointed en-suite and a walk-in wardrobe.

Outside, the rear garden enjoys a sunny south easterly aspect. It is paved and bordered with raised flowerbeds. The development itself enjoys a large green area ideal for young families.

An Leac Lian enjoys an enviable location in the heart of Barna Village, close to local amenities such as The Twelve Hotel, Donnelly's Bar and Restaurant, O' Grady's Restaurant, coffee shops, supermarket, and schools. Barna Pier is within minutes walk.

Number 33 would make for a wonderful home in this highly desirable location.

BER DETAILS

BER: B3

BER Number: 101067338

Energy Performance Indicator: 131.01 kWh/m²/yr





ACCOMMODATION

Hall:		With tiled floor, recessed lights, carpet runner to staircase, understairs storage cupboard.
Wc:		Wc, whb, tiled floor, tiled walls
Living Room:	14'0" (4.27m) x 11'2" (3.4m)	Recessed lights, double doors leading to the dining area.
Dining Area:	17'8" (5.38m) x 11'10" (3.61m) Max	Recessed lights, French doors leading to the rear garden, double doors leading to living room.
Kitchen:	10'1" (3.07m) x 8'9" (2.67m)	Velux window, fitted wall & floor units, built-in oven & hob, dishwasher, fridge/freezer, tiled floor
Utility Room:		Fitted worktop, plumbed for washing machine, tiled floor

FIRST FLOOR

Landing:		Recessed lights, hotpress
Bedroom 1:	12'9" (3.89m) x 9'3" (2.82m)	Built-in wardrobes & shelving
En-suite:		Shower, whb, wc, heated towel rail, tiled floor, tiled walls
Bedroom 2:	11'5" (3.48m) Max x 9'11" (3.02m)	Built-in wardrobe
Bedroom 3:	9'2" (2.79m) x 7'6" (2.29m)	Built-in wardrobe
Shower Room:		Wall mounted whb, wc, large walk-in shower, tiled floor, tiled walls

SECOND FLOOR

Landing:		Storage cupboard
Bedroom 4:	15'5" (4.7m) x 13'7" (4.14m)	Recessed lights, 2 Velux windows.
Walk-in wardrobe:		Fitted shelving & hanging rails
En-suite:		Whb, wc, shower, tiled floor, tiled walls, heated towel rail





FEATURES

- End of Terrace
- 4 Bedrooms
- 2 En-suites
- GFCH
- South Easterly Rear Aspect
- Paved Rear Garden
- Superb Location
- Well Maintained Development

VIEWING

By Appointment

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PRICE REGION €498,000



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