

RESIDENCE FOR SALE

Abbeygrey

Kilmore

Ballygar

Co. Galway

Eircode: F42 HF85

PRICE REGION: €200,000

Property Reference: M1501A



Attractive three bedroom bungalow c. 1,500 sq. ft, located on a large site with large detached garage. This property comes to the market with a very high standard of finish and is between the towns of Ballygar and Creggs. There is a host of extra features on offer in this superior property making it a must for viewing. Accommodation includes porch to front, reception hallway, sitting room, kitchen/dining room, utility, bedrooms 3 one en-suite, and large fully fitted bathroom.

Viewing comes highly recommended and can be arranged by contacting 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

<i>Room</i>	<i>Area (Approx)</i>	<i>Room Details</i>
<i>Porch to Front</i>	<i>5'7" x 7'13"</i>	<i>Tiled flooring</i>
<i>Reception Hallway</i>	<i>16'1" x 7'1"</i>	<i>Wooden flooring, two double glass panel inside doors</i>
<i>Hallway Two</i>	<i>32'9" x 3'8"</i>	<i>Wooden flooring, double hotpress (airing cupboard)</i>
<i>Sitting Room</i>	<i>17'7" x 11'9"</i>	<i>Wooden flooring, fireplace with solid fuel stove and wooden mantel, two windows overlooking front gardens</i>
<i>Kitchen/Dining Room</i>	<i>22'3" x 16'4"</i>	<i>Tiled flooring, fully fitted kitchen with large American fridge freezer, double doors to side gardens</i>
<i>Utility</i>	<i>7'6" x 5'8"</i>	<i>Tiled flooring, fully fitted units and worktop, plumbed for washer and dryer, door to rear garden</i>
<i>Guest W.C.</i>	<i>7'6" x 3'4"</i>	<i>Tiled flooring, toilet, wash hand basin, heated towel rail</i>
<i>Bedroom 1</i>	<i>13'1" x 11'9"</i>	<i>Wooden flooring, modern built in wardrobe system, overlooking front lawns</i>
<i>Bedroom 2</i>	<i>13'1" x 11'</i>	<i>Wooden flooring, overlooking front gardens, en-suite off 6'9" x 5'8", tiled flooring, toilet, wash hand basin, shower enclosure, heated towel rail, part tiled walls</i>
<i>Bedroom 3</i>	<i>13' x 11'1"</i>	<i>Wooden flooring, large window overlooking rear garden</i>
<i>Bathroom</i>	<i>12' x 6'7"</i>	<i>Toilet, wash hand basin, large deep bath with shower, large high pressure shower unit, tiled flooring, heated towel rail and radiator</i>

OTHER FEATURES

- ***Stone wall to front***
- ***Gated entrance***
- ***Driveway tarmacadamed and kerbed***
- ***Large detached double garage with separate workshop with quality benches both fully wired and water supply in garage, electric remote main double door***
- ***Oil fired central heating***
- ***Patio area with carport/laundry drying area 11mtr x 4mtr with high quality clear Perspex roofing system***
- ***Large loft area with Velux windows and power***
- ***High specification on flooring throughout***
- ***Large gardens, mainly laid to lawn***
- ***Large quality greenhouse and garden shed***
- ***Some furniture and garden equipment available subject to negotiation***

Front Porch



Hallway



Sitting Room



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***Kitchen/ Dining
Room***



***Kitchen/ Dining
Room***



Bathroom



Bedroom



Bedroom



Bedroom



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En-Suite



*Detached
Garage
And Workshop*



*Front of
Property*



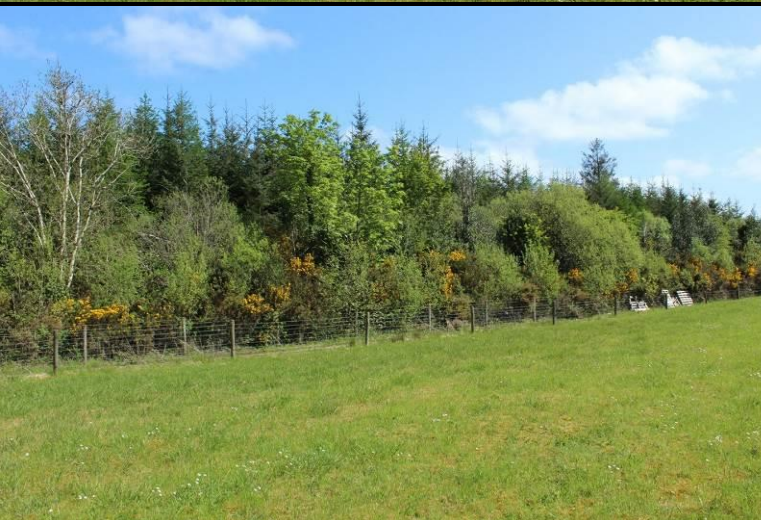
Large Loft Area



Garden to Rear



Garden to Rear



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