

FOR SALE

Mill Cottage

Killian

Newbridge

Co. Galway

Eircode: H53 FW97

PRICE REGION: €45,000

Property Reference: D2010

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Quaint cottage located just off the main route (N63) to Galway, outside the village of Newbridge Co. Galway. This cottage holds huge potential with ample room for further expansion (subject to planning). Previously rewired and replumbed sitting on a mature site comprising c. 0.58 acres. The Killian River meanders at the rear of the property. Accommodation includes porch to front, living room, kitchen/dining room, rear hallway, bedrooms 2 in all with one en-suite and bathroom. For further details and to arrange a viewing contact the office on 090 6663700.

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>Living Room</i>	<i>13'3" x 13'5"</i>	<i>Wooden flooring, open fire with original cast iron surround and mantle, large radiator, window overlooking front gardens</i>
<i>Kitchen/Dining Room</i>	<i>15'7" x 8'4"</i>	<i>Fully fitted kitchen with tiled splash back, tiled flooring, integrated oven and hob. Stainless steel sink, window and sun room overlooking rear gardens</i>
<i>Bedroom 1</i>	<i>10'5" x 13'4"</i>	<i>Wooden flooring, overlooking front gardens</i>
<i>Bedroom 2</i>	<i>10'7" x 10'</i>	<i>Wooden flooring, overlooking front gardens, access to attic, en-suite off 5'4" x 2'11" toilet, wash hand basin, shower with enclosure, tiled flooring and shower area, walk in closet</i>
<i>Rear Hallway</i>	<i>5'11" x 3'</i>	<i>Tiled flooring, rear door to back garden, hot-press (airing cupboard) with tank</i>
<i>Bathroom</i>	<i>7'4" x 8'3"</i>	<i>Tiled flooring, toilet, wash hand basin, shower and enclosure</i>

OTHER FEATURES

- *Recently rewired and replumbed*
- *Beautiful site with mature trees containing c. 0.58 acres*
- *Located on the outskirts of Newbridge village, c. 5 minutes' drive from Mountbellew town and c. 30 mins from Ballinasloe and Roscommon Town and under 1 hour to Galway City*
- *In need of minor renovations and modernisation*

Living Room



Kitchen/ Dining Room



Bedroom



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*Master
Bedroom*



Bathroom



Front Porch



*View from
Front*



Rear of Property



Map of Property



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