

For Sale

Derry, Kilkerrin, Co. Galway. H53 PW40

| *Bungalow*

DOUGLAS NEWMAN GOOD
DNG

**IVAN
CONNAUGHTON**

BER **G**



Price Region: Offers in Excess of €150,000

Charming three bedroom bungalow residence standing on c. 1.16 Acres, located on a quiet country lane in a peaceful tranquil setting with stables, glasshouse and vegetable garden standing thereon. The residence is only c. 6.5 km from Kilkerrin Village & c. 8 km from Glenamaddy Town. While it would benefit from some minor updating and cosmetic work, the home perfectly livable as is offering the ideal canvas for you to add your own personal touch.

Accommodation includes entrance hall, sitting/dining room, kitchen, utility, bedrooms three in all and bathroom.

Viewing comes highly recommended & strictly by appointment only

The auctioneer invites enquiries and offers.

For further details or to arrange a viewing, contact DNG Ivan Connaughton on 090-6663700

Entrance Hall

15'10" (4.83m) x 4'5" (1.35m) Doorway to, tiled floor

Sitting/Dining Room

16'0" (4.88m) x 13'7" (4.14m) Solid fuel stove (assists heating), tiled floor, hotpress (airing cupboard) off

Kitchen

11'9" (3.58m) x 8'6" (2.59m) Fitted Units

Utility

8'0" (2.44m) x 5'7" (1.7m) Tiled floor, door to rear

Bedroom

11'10" (3.61m) x 9'5" (2.87m) Tiled floor, provision for fireplace

Bedroom

11'8" (3.56m) x 10'10" (3.3m) Tiled floor, built in wall to wall wardrobe with bed inset, cast iron fireplace with ornate pine surround

Bedroom/Office

11'9" (3.58m) x 11'10" (3.61m) Tiled floor, cast iron fireplace, mahogany surround and over mantle

Bathroom

7'0" (2.13m) x 5'1" (1.55m) Toilet, wash hand basin, walk in shower, tiled floor, part wall tiling

OTHER FEATURES

- Overall Site Area c. 1.16 Acres
- Includes Stables, Glasshouse, Vegetable Garden & Wild Garden
- Block Wall to Front
- Laid Lawn to Front
- Mature Trees/Plants Throughout the Garden
- Solid Fuel Central Heating
- Septic Tank



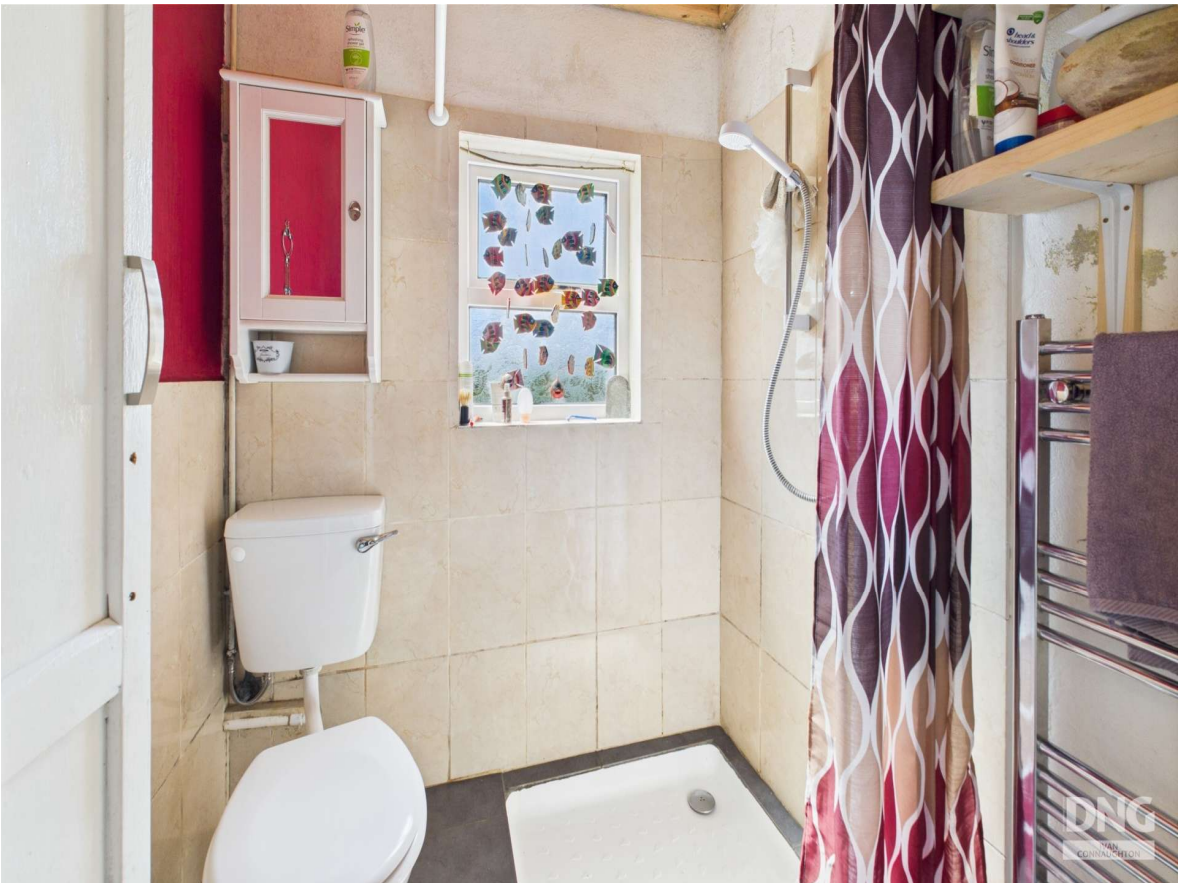














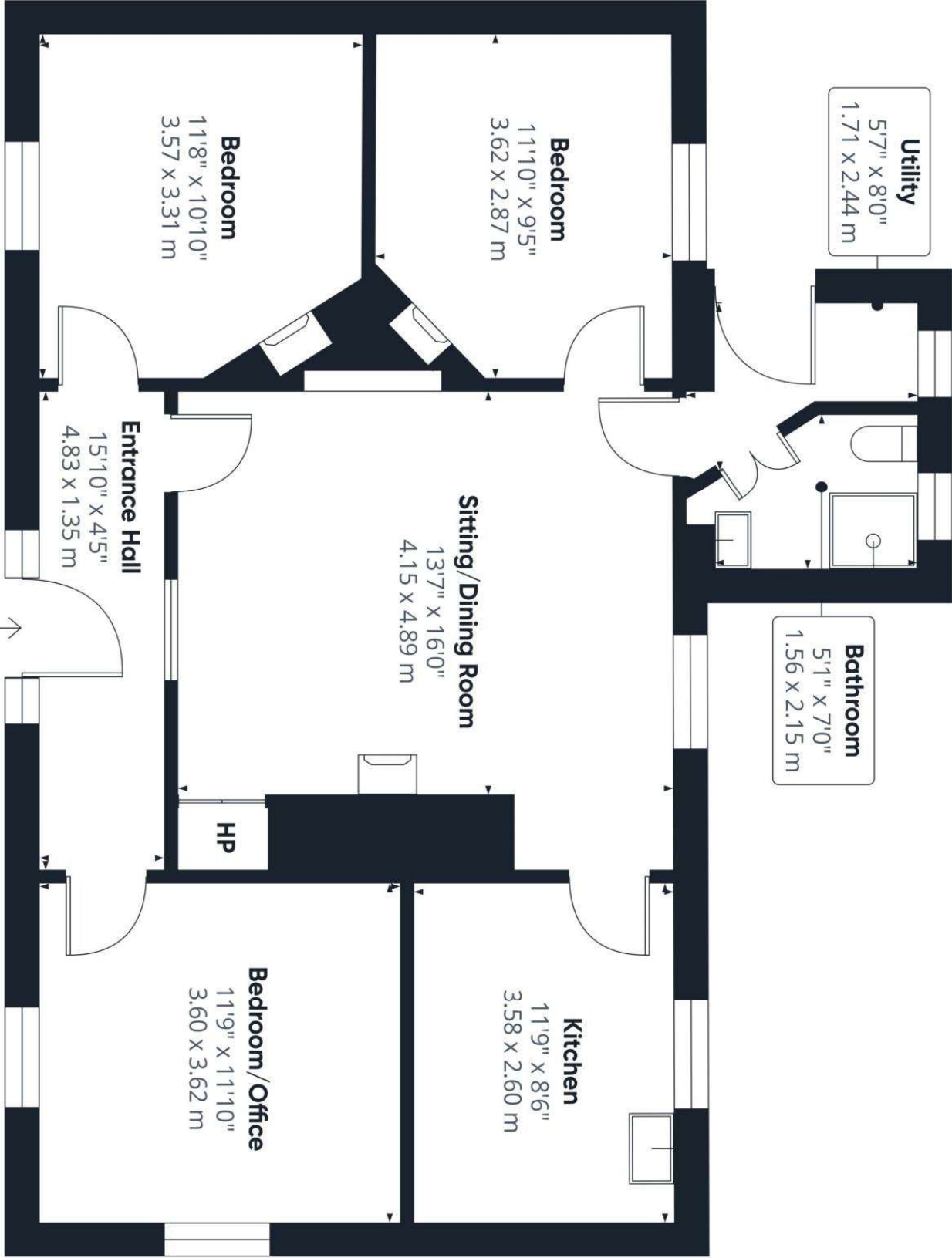












Approximate total area⁽¹⁾
849 ft²
78.9 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

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