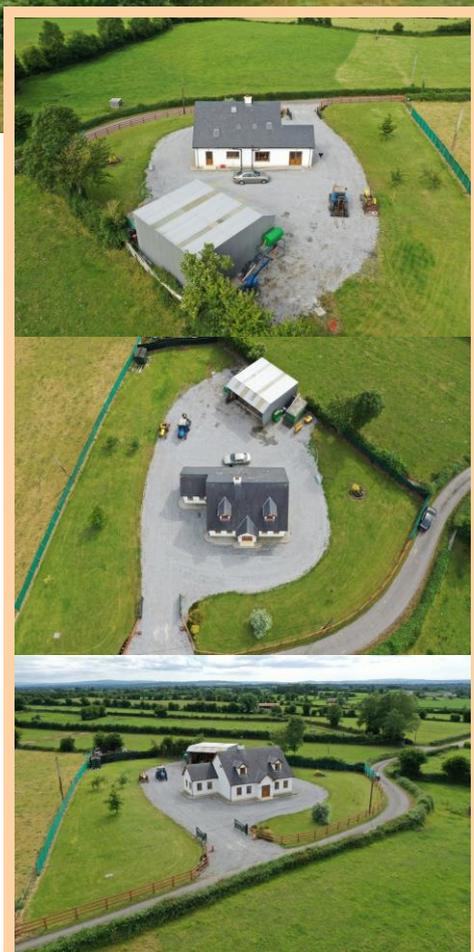


# For Sale

Coolnageeragh, Portumna, Co. Galway H53 KR97  
4 Bedrooms| Detached

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BER C2



Price Region: €237,000

Very attractive four bedroom residence in excellent condition with a Gross Internal Area of c. 2,154 sq. ft and detached garage to rear c. 900 sq. ft. Boasting spacious living accommodation throughout and standing on a large site c. 0.79 Acres, the property is located off the Portumna/Killimor road. Accommodation includes Ground Floor: reception hallway, sitting room, kitchen/dining room, conservatory/sunroom, utility, bedroom, bathroom, First Floor: bedrooms three in all with one en-suite and bathroom.

The auctioneer invites enquiries and offers for immediate sale.

**Viewing is strictly by appointment with the auctioneer, call 090-6663700**

Viewings at evenings, weekends and Bank Holidays also accommodated.



### **Reception Hallway**

21'0" (6.4m) x 7'0" (2.13m) Upvc doorway to, stairs to first floor, wooden floor

### **Sitting Room**

11'5" (3.48m) x 14'5" (4.39m) Cast iron fireplace, marble surround, evergreen Oak wooden floor, double doors to kitchen/dining, centre light



### **Kitchen/Dining Room**

29'4" (8.94m) x 14'0" (4.27m) Fully fitted kitchen including built in electric oven, gas hob, extractor fan, dishwasher, Stanley solid fuel stove (assists heating), tiled floor, inset tiling, double doors to sitting room and conservatory/sunroom

### **Conservatory/Sunroom**

13'8" (4.17m) x 13'0" (3.96m) Feature high wooden ceiling, double doors to rear, wooden floor, double doors to kitchen/dining



### **Utility**

9'8" (2.95m) x 6'10" (2.08m) Fitted units, built in fridge freezer, washing machine & dryer, inset tiling, tiled floor, door to rear, hotpress (airing cupboard) off



### **Bedroom One**

14'4" (4.37m) x 14'0" (4.27m) Wooden Floor

### **Bathroom (Ground Floor)**

12'0" (3.66m) x 6'0" (1.83m) Toilet, wash hand basin, bath, fully tiled



### **Landing**

15'0" (4.57m) x 6'10" (2.08m) Wooden floor, Stira stairs to attic

### **Bedroom Two**

14'10" (4.52m) x 10'6" (3.2m) Wooden floor, bay window to front

### **Bedroom Three**

14'4" (4.37m) x 10'6" (3.2m) Wooden floor, Velux window to rear

### **Bedroom Four**

15'0" (4.57m) x 12'9" (3.89m)

Wooden floor, built in wall to wall wardrobe, bay window to front, en-suite off 7'2" x 6'2", toilet, wash hand basin, shower, fully tiled

### **Bathroom (First Floor)**

8'9" (2.67m) x 6'2" (1.88m)

Toilet, wash hand basin, shower, fully tiled

- Fully Alarmed
- CCTV System
- Laid lawns, large garden to front and side
- Driveway stoned, extends around house
- Post & rail fencing to front
- Wooden gates at entrance
- Range of maturing trees in garden
- Oil Fired Central Heating
- Garage to rear c. 30` x 30` with Eave 15` (garage can be excluded from sale, if desired)







