

**RESIDENCE FOR SALE**

**Coogue Middle  
Aghamore  
Ballyhaunis  
Co. Mayo**



Exclusive four bedroom cottage in excellent condition standing on c.12 acres (including a section of Poolboy Lake) with treble garage, derelict residence and outbuildings standing thereon. The property is located just off the N17 road and in close proximity to Knock, Kilkelly and Ballyhaunis. Residential accommodation includes Ground Floor: porch to front, reception hallway, sitting/living room, dining room, kitchen, bedrooms 2 in all with one en-suite, First Floor: bedrooms 2 in all and bathroom. The lands are elevated with excellent views from the cottage and viewing comes highly recommended. Overall this property holds huge potential with the land suitable for many uses.

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.

| <i>Room</i>                | <i>Area<br/>(Approx)</i> | <i>Room Details</i>  |
|----------------------------|--------------------------|--|
| <i>Ground Floor</i>        |                          |  |
| <i>Porch to Front</i>      | <i>6'6" x 4'9"</i>       | <i>Doorway to, tiled floor</i>   |
| <i>Reception Hallway</i>   | <i>12'4" x 7'6"</i>      | <i>Stairs to 1<sup>st</sup> floor, tiled floor, Sliderobes to storage area</i>   |
| <i>Sitting/Living Room</i> | <i>22' x 11'5"</i>       | <i>Wooden floor, double doors to rear, marble fireplace, centre lights</i>   |
| <i>Dining Room</i>         | <i>15'6" x 11'5"</i>     | <i>Feature solid fuel stove, tiled floor, feature wooden ceiling, centre light</i>   |
| <i>Kitchen</i>             | <i>12'7" x 7'1"</i>      | <i>Fully fitted kitchen including built-in Belling gas/electric cooker, extractor fan, dishwasher, washing machine, American style fridge freezer, feature wooden ceiling, door to side, breakfast counter</i> |
| <i>Bedroom 1</i>           | <i>12'4" x 9'4"</i>      | <i>Laminate wood floor</i>   |
| <i>Bedroom 2</i>           | <i>12'4" x 12'</i>       | <i>Laminate wood floor, Sliderobes, bathroom/en-suite off 7'4" x 6'6", toilet, wash hand basin, shower, tiled floor, part wall tiling, spotlights</i>  |
| <i>First Floor</i>         |                          |  |
| <i>Landing</i>             | <i>14'5" x 8'</i>        | <i>Carpeted, feature ceiling finish, storage area off</i>  |
| <i>Bedroom 3</i>           | <i>15' x 9'2"</i>        | <i>Carpeted, built in units</i>  |
| <i>Bedroom 4</i>           | <i>15' x 11'</i>         | <i>Carpeted, built in units</i>  |
| <i>Bathroom 2</i>          | <i>8' x 6'6"</i>         | <i>Toilet, wash hand basin, bath, shower separate, tiled floor, part wall tiling</i>   |

#### **OTHER FEATURES**

- *Oil fired central heating*
- *Tarmacadamed to front of house and driveway*
- *Laid lawns, large garden to side*
- *Part stone finish to front of house*
- *Section of Poolboy Lake*
- *Standing on c. 12 acres*
- *Treble garage to side, overall size c. 30' x 15', two sliding doors and one double doors to*
- *Metal garage to side c.10' x 10'*
- *Post & rail fencing to driveway*
- *Wooden gates at entrance*

# CONNAUGHTON

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|  |                                     |  |                                |
|--|-------------------------------------|--|--------------------------------|
|    | <p><i>Reception<br/>Hallway</i></p> |    | <p><i>Sitting<br/>Room</i></p> |
|   | <p><i>Dining<br/>Room</i></p>       |   | <p><i>Kitchen</i></p>          |
|  | <p><i>Kitchen</i></p>               |  | <p><i>Bedroom</i></p>          |
|  | <p><i>Bedroom</i></p>               |  | <p><i>Landing</i></p>          |

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*Landing/  
Stairs*



*Bedroom*



*Bathroom  
/ En-Suite*



*Garage  
to Side*



*Garden to  
Side*



*View of  
rear of  
cottage  
(over  
looking  
lands)*



*Rear View  
of Cottage*



*Derelict  
Cottage*



*Out  
Buildings*



*Map of  
Land*