

For Sale

Asking Price: €370,000

**Sherry
FitzGerald**

P. Burke



Hazel View Farm,
Ballymoe,
Co. Galway,
F45P921

sherryfitz.ie



We are delighted to present this exceptional opportunity to purchase a newly-built, detached 4-bedroom bungalow. A home in turn-key condition. This spacious property features two reception rooms, providing ample living and entertaining space, along with 3 modern bathrooms, ideal for family living. Central heating throughout ensures comfort year-round, while the beautifully maintained garden offers a peaceful outdoor retreat. A separate yard to rear gated with two storage sheds offers practical storage space as well as potential for the future owners.

With an attic space of 8.03 x 17.9 meters there is no doubting the potential that this property has to offer.

Set in a tranquil location, the property is just 1.6km from Ballymoe village, 8km from Castlerea and 8.6km from Trien national school. Roscommon town is approximately 22km away, while

Galway city is around 78km.

This property is an ideal choice for those seeking a modern, move-in ready home in a quiet location.



Accommodation

Entrance Hall 10.90 x 5.15m (10.90 x 16'11"): Polished Porcelain Floor tiles.

Kitchen Dining Room 4.46 x 8.69m (4.46 x 28'6"): Polished Porcelain Floor Tiles.

Modern fitted Kitchen units with built in Dishwasher, Hob, Oven and Microwave. Large Fridge Freezer.

Breakfast bar with storage.

Solid fuel stove set in feature stone fireplace.

Dining Table with six chairs.

Utility Room 3.74 x 2.45m (3.74 x 8'): Polished porcelain floor tiles built in fitted units accommodating Washing machine and Tumble dryer with WC off. PVC back door leading to spacious outdoor space.

Toilet 1.91 x 1.14m (1.91 x 3'9"): Polished porcelain floor tiles fitted with WC and WHB.

Sunroom 3.50 x 3.67m (3.50 x 12'): Polished porcelain floor tiles L-shaped couch double doors leading to outside patio area.

Living Room 4.43 x 4.18m (4.43 x 13'9"): Walnut timber floor. open fireplace. Large window to front.

Bathroom 3.74 x 2.78m (3.74 x 9'1"): Polished porcelain tiles floor to ceiling. Feature corner bath on raised area. Fitted with WC and twin Vanity unit. Walk in shower area fitted with mixer rain shower head.

Master Bedroom 3.93 x 4.94m (3.93 x 16'2"): Dark wooden floor. Feature wall paper wall. Large window facing to the front garden dressed with wall-to-wall curtains. Plenty of space for accommodating the free-standing furniture.

En-Suite 1.22 x 2.83m (1.22 x 9'3"): Fully tiled floor to ceiling. Fitted with WC and WHB with a walk-in shower.

Bedroom 1 3.74 x 3.98m (3.74 x 13'1"): Large double bedroom with dark wooden floor overlooking the rear garden.

Bedroom 2 3.93 x 3.59m (3.93 x 11'9"): Double bedroom with dark wooden floor. feature wall papered wall.

Bedroom 3 3.93 x 3.75m (3.93 x 12'4"): Single bedroom with dark wooden floor

Attic 8.03 x 17.90m (8.03 x 58'9"): Attic Total area= 142.9sq mt
suitable for conversion

Large Shed 10.98 x 5.69m (10.98 x 18'8"): Large Shed Total area= 62.48 sq mt
Roller door to front
Large concrete yard
Secured with Electric gates

Small Shed 5.9 x 3.92m (5.9 x 12'10"): Small Shed Total area = 23.13sq mt
Large Concrete yard
Large Shed with roller door





Garden

Wrought iron electric gates lead into this property. Excellently maintained garden to front and rear of the property with planting. With a raised decking area there is plenty of privacy afforded to outdoor living/dining.

Special Features & Services

- 4 Bedrooms
- Entrance Hall
- Kitchen Dining Room
- Utility Room
- Toilet
- Sunroom
- Living Room
- Bathroom
- En-Suite

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Directions

From Dublin Airport, take the M50 to the M6 towards Galway. Continue on the M6 towards Galway and exit at junction 12 for Roscommon. Follow the N61 to Roscommon Town, take the N60 towards Castlereagh. take a right turn in Ballymoe village, travel for 500m, turn left onto the L2202 for 100m and turn right the property is located 30m on the left-hand-side. The drive takes about 2 hours and 20 minutes.

Property is located 20minutes drive from Roscommon town and 10 minutes from Castlereagh.

Eircode: F45 P921





NEGOTIATOR

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