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O'DONNELLAN & JOYCE

Annagh, Ballyhaunis, Mayo

BER D1

5 Bed Detached House 3313 ft² / 307.79 m²

ASKING PRICE €325,000



PRESTIGIOUS & ELEGANT 5 BED DETACHED PROPERTY ON 1.5 ACRES

O'Donnellan and Joyce are delighted to offer for sale a prestigious five bed detached family home on 1.5 acres located just a mile from Ballyhaunis town. The distinctive and attractive property is offered For Sale by Private Treaty with joint agents John Higgins Auctioneers Ballyhaunis. The property is situated on a beautiful tree lined 1.5 acre site and has wonderful views of White Lake and surrounded by breath taking countryside. The 9 hole parkland golf course is within walking distance of the house. There is a local swimming pool, shops, bank & schools, both national & secondary schools and Knock Airport & the Knock Shrine are approximately 5 miles away.

Annagh, Ballyhaunis was built in 1980 and was completely upgraded and extended in 2001. With five star features throughout, this breath taking home balances traditional and contemporary styles with ease. The property comprises of a porch area leading into an open plan hall and dining room with maple floor and white marble fire place. The family room to the front of the house has a beautiful circular bay window and cast iron fireplace. The kitchen has beautiful Italian marble flooring, integrated appliances and a polished granite worktop, oil fired AGA cooker with brick surround and treble glazed windows.

Leading on from the kitchen you enter the large conservatory with wooden apex roof and floor to ceiling glazed folding doors drawing in vast amounts of light. The conservatory leads you out to a private rear patio and the extensive private gardens with its own tennis court.

Double doors from the hall way lead to the drawing room which also has a high latted ceiling, with beautiful parquet flooring and a white marble fireplace. This room has doors leading onto the garden so the connection to the outdoors remains a feature of life in this great house. There are 2 bedrooms on the ground floor (one with patio door to garden) and a bathroom, in a separate area. This completes the downstairs accommodation.

A curved carpeted staircase invites you upstairs where there are a further 3 bedrooms and a lovely family bathroom. The master bedroom is large with carpeted flooring and a beautifully appointed en suite bathroom and walk in wardrobe. Additionally the property also offers a second entrance to the rear of the property with potential to build two houses, both with road frontage.

This property is presented and maintained to an excellent standard and its current owners have spared no expense in creating a wonderful family home environment with attention to detail and wonderful taste foremost throughout. Properties of this calibre rarely come to the market. This is an outstanding family home in an outstanding location and will quite literally take your breath away. Viewing is strictly by appointment and guaranteed not to disappoint.

Features

<ul style="list-style-type: none">• Elegant Detached Family home• Circa 3313 sq. ft.• Porch Area• Stunning Hallway• Open plan hall & dining room• Study• Living Room• Formal Sitting room• 2 bedrooms on ground floor• Main bathroom on both floors• 3 Bedrooms on first floor• Master bedroom en suite• Master bedroom walk in wardrobe• Large Kitchen & dining area• Feature AGA range in kitchen• Conservatory• Views of White Lake• Oil Fired Heating	<ul style="list-style-type: none">• Wired for Alarm• Feature fireplaces throughout• Beautiful flooring & tiling throughout• OUTSIDE SPACE• Site Circa One & half acres• Large Corner Site• Stunning Mature Site with manicured Lawns• Mature trees & Shrubs• Several Patio Area• Tennis Court <p>BER Details BER: D1 BER No. 105680516 Energy Performance Indicator: 240.37 kWh/m²/yr</p>
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Directions

GPS CO ORDINATES: 53.778077 - 8.781095

DIRECTIONS FROM CENTRE OF BALLYHAUNIS

Go onto Main Street

Take the turn onto Doctors Road

Approx 1 mile down

Cross a bridge at Gweestion River

Take first right hand turn

House is first on the left on corner site

Accommodation

Porch	7.38ft x 4.59ft	large front proch, leads onto openplan hallway, Recess Lighting, windows
Entrance Hall	23.7ft x 18.37ft	2 steps leading down from porch area, enters into an open plan hall/dining room, feature white marble fireplace, solid maple flooring, coving and bay window
Study	7.67ft x 11.74ft	Carpeted flooring, coving
Living Room	15.38ft x 11.71ft	Maple flooring, bay window, feature cast iron fireplace, pine surround & tile insert,coving
Kitchen	15.38ft x 12.5ft	Large kitchen & dining area, tiled flooring, built in units, feature oil fired AGA range that heats water, electric cooker & hob, granite worktops. Dining Area: floor to ceiling treble glazed folding doors, leads onto private patio area
Formal Sitting Room	34.44ft x 17.06ft	Double doors leading from hallway, Large room, feature parquet flooring, feature cast iron fireplace with marble surround, feature latted high ceiling, french doors to garden
Conservatory	19.6 ft x 16.4ft	lalian marble flooring, latted high ceiling, 2 velux windows
Bathroom (downstairs)	9.67ft x 8.62ft	solid maple flooring, bath, WC, WHB, shower, window
Bedroom 1 (Ground Floor)	16.01ft x 14.63ft	Open fireplace, double room, carpeted flooring, window
Bedroom 2 (Ground Floor)	21.98ft x 10.30ft	Double room
First Floor Landing	13.71ft x 2.49ft	
Bedroom 3	7.70ft x 8.69ft	Double room, maple flooring
Bedroom 4 (Master En Suite)	13.48ft x 11.84ft	Double room, carpeted flooring, walk in wardrobe (4.75 x 4.56), en suite bathroom En Suite (4.75 x 4.56): maple flooring, Shower, WC, WHB, window
Bedroom 5		Double room
Main Bathroom	7.67ft x 7.57ft	Solid wooden flooring painted black, bath, WC, WHB, window

VIEWING STRICTLY BY APPOINTMENT

For Further details please contact O'Donnellan & Joyce Auctioneers on 091-564212

*** OFFICE OPEN ALL DAY SATURDAY ***

OR

**Joint Agency: John Higgins Auctioneers, Main Street, Ballyhaunis, Co Mayo
094 9631372**

Keep up to-date with NEW PROPERTIES by registering your details on our database, please contact our office on 091-564212

NOTE: These particulars are not to be considered a formal offer. They are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care is taken in their preparation, neither O'Donnellan & Joyce Auctioneers nor the vendor accept any liability as to their accuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars. No person in the employment of O'Donnellan & Joyce Auctioneers has any authority to make or give any representation or warranty whatever in relation to this property.

