

For Sale

2 Cul Na Cille, Ballygar, County Galway F42 WF90
4 Bedrooms | Semi-Detached

CONNAUGHTON
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BER C2



Guide Price €160,000

Four bed semi-detached property located on the fringe of Ballygar Town and all amenities. In excellent condition throughout. Good residential area in low volume estate. Ideal for both investment and first time buyer market.

Accommodation includes: On the ground floor; reception hallway, sitting room, kitchen/dining room, utility room, guest wc. On the first floor; four bedrooms in all with master bedroom ensuite and main bathroom.

For further details or to arrange a viewing, contact the office on 09066 63700 or info@connaughtonauctioneers.ie

Weekend, evening and Bank Holiday viewings available by prior arrangement.

PSRA Licence No. 001350

Office: Main Street, Athleague, Roscommon, County Roscommon, F42 TW70

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Reception Hallway

15'9" (4.8m) x 13'9" (4.19m) Tiled flooring, stairwell to first floor

Guest WC

4'8" (1.42m) x 5'8" (1.73m) Tiled flooring & walls, WC, WHB

Kitchen/Dining Room

26'5" (8.05m) x 10'9" (3.28m) Large open plan with fully fitted kitchen with tiled flooring & tiled splash-back. Integrated oven, hob & extractor fan. Sliding patio door to rear gardens.



Utility Room

6'5" (1.96m) x 5'8" (1.73m) Door off to rear, worktop, plumbed for washing machine & dryer, central heating timer

Sitting Room

15'5" (4.7m) x 12'4" (3.76m) Tiled flooring, open fireplace with marble hearth and wooden mantle, two large windows overlooking green areas



Landing Area

16'7" (5.05m) x 3'5" (1.04m) Wooden flooring, access to attic, hotpress (airing cupboard) off

Bedroom One

9'7" (2.92m) x 9'0" (2.74m) Overlooking rear garden with wooden flooring

Main Bathroom

9'2" (2.79m) x 6'8" (2.03m) WC, WHB, bath, shower, fully tiled



Bedroom Two

13'9" (4.19m) x 13'5" (4.09m) Overlooking front with wooden flooring

Bedroom Three

12'9" (3.89m) x 9'0" (2.74m) Overlooking rear garden with wooden flooring

Bedroom Four

Master bedroom with ensuite bathroom. Overlooking front green areas with wooden flooring

Ensuite Bathroom

6'7" (2.01m) x 5'2" (1.57m)

Fully tiled floor to ceiling, WC, WHB, shower



- Within walking distance of Ballygar Town & all amenities
- In excellent condition throughout
- Ideal first-time buyer/investment property
- Mains sewerage, Electricity & water
- Enclosed private garden to rear with patio area
- Driveway tarmacadamed
- Four large bedrooms/ three bathrooms
- Garden shed to rear
- Picturesque countryside views from rear





