

For Sale

Killian, Newbridge, Co. Galway H53 FV30

4 Bedrooms| Bungalow

1141 sqft (106 sqm)

CONNAUGHTON
AUCTIONEERS
www.connaughtonauctioneers.ie

BER C3



Guide Price €185,000

Very attractive four bedroom bungalow residence in pristine condition with outbuildings to rear altogether standing on c. 0.55 Acres. Located convenient to Ballinasloe, Athlone, Roscommon and Galway City, viewing comes highly recommended with offers invited for immediate sale.

Accommodation includes porch to front, reception hallway, sitting room, kitchen/dining room, bedrooms four in all with one en-suite and bathroom.

For further details contact the office on 090-663700

Viewings at evenings, weekends and Bank Holidays also accommodated.

PSRA Licence No. 001350

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

Tel: 090-6663700

Email: info@connaughtonauctioneers.ie



Porch to Front

Reception Hallway

10'9" (3.28m) x 7'8" (2.34m) Doorway to, tiled floor, cloakroom off, hotpress (airing cupboard) off

Sitting Room

22'2" (6.76m) x 12'0" (3.66m) Cast iron fireplace with mahogany surround, centre light, tiled floor, double doors to reception hallway



Kitchen/ Dining Room

27'9" (8.46m) x 11'5" (3.48m) Fully fitted kitchen including built in microwave, grill, oven, warming tray, fridge freezer, double dishwasher, washing machine, gas hob, extractor fan, tiled floor, centre island with sink unit and granite worktop, spotlights, patio door to rear



Bedroom 1

9'5" (2.87m) x 8'9" (2.67m) Wooden floor, built in wardrobe

Bedroom 2

10'11" (3.33m) x 7'6" (2.29m) Wooden floor, built in wardrobe



Bedroom 3

11'4" (3.45m) x 11'2" (3.4m) Wooden floor, 2 no. built in wardrobes

Bedroom 4

14'6" (4.42m) x 9'0" (2.74m) Wooden floor, built in Sliderobe, en-suite off 7'6" x 3'3", toilet, wash hand basin, shower, fully tiled

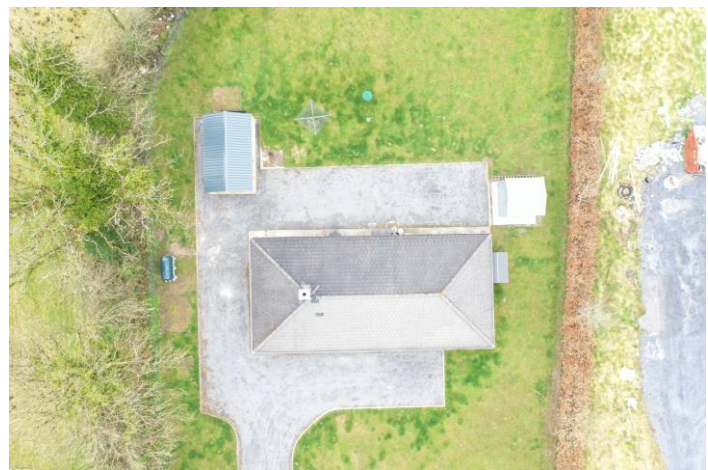


Bathroom

8'6" (2.59m) x 6'3" (1.91m) Toilet, wash hand basin, bath with shower over, tiled floor, part wall tiling

- Stira stairs to attic, suitable for storage
- Grant Vortex condenser oil boiler, oil fired central heating
- Driveway kerbed & stoned, extends to rear
- Traditional stone wall to front
- Hedging/post & rail fencing to other boundaries
- Laid lawns, large garden to front & rear
- Garden Shed 20' x 12', porch to front, double doors to, wooden floor
- Workshop 9'8" x 9'8", concrete base, door to front
- Garden shed 7' x 4'10", wooden floor, door to front







MAP OF PROPERTY

