

BURKEVILLE



POPPY HILL, KILLORAN BALLINASLOE

€775,000

H53 KP02







Walk Through Narrative

Double glazed throughout. BER C2

The property is located 15 Km from Ballinasloe & the M6 Motorway Junction 15 (Dublin-Athlone-Galway) Airports :Shannon 115Km, Knock 125Km, Dublin 158Km.

TOWNS. Galway 56Km, Tuam 64Km, Ennis 70Km, Clonmacnoise 40Km, Portumna on the Shannon,30 Km. Lahinch 85 Km. Burren national Park 60Km. Ample Golf, football clubs Fishing, Historical sites, 4* & 5* hotels & forest walks in close proximity.

Fine Libraries and places of interest. H53 KP02

Having entered the property on the serpentine avenue via the electronic gates on cut stone pillars with security access, the imposing front elevation of the original Burkeville House greets you. The original Arched doorway

with half-moon fanlight leads to a fine hallway (8.5 X 1.6m) Travertine Diamond patterned tile flooring. This provides a sitting room (9.3 X 3.8m) to the right containing fireplace with horseshoe insert and double doors

to Kitchen. A dining room to the left contains a marble fireplace with traditional fire grate, double glazed windows provides ample natural light and double doors to a connecting corridor (14 X 1.3) which terminates at the Garden room.

Firstly a turned staircase to the first floor landing (8 x 1.6m). No 1 Bedroom (9 X 3.9m) with fully tiled ensuite (2 X 1.8m) built in wardrobes and double doors to terrace.. Bedroom 2 (9 X 3.8m) with fully tiled en-suite (9.2m X1.5m)

Multiple aspect windows and glazed door to terrace.

The rear travertine tiled corridor (7 X 2.3m) with double doors to patio, gives access to the spacious well designed Kitchen (6.48 X 4.8m) with polished ceramic floor, Atrium & Island, Overlooking the tranquil garden.

Main corridor with tumbled travertine floor leading to the fully tiled WC 1.4 X1.3M) No 4 bedroom (6.5 X 3.5m) with fully stone tiled en-suite (2.7 X 2m)

Further down the corridor There is a secondary side entrance with external cut stone façade to this middle section. Opposite a double bull nose staircase give access to the first floor No 3 Master bedroom en-Suite

comprising Bedroom (8.13 X 3.5m) with dual aspect windows. Corridor (3.1 X 2m) to walk in wardrobe (3.8 X 2.9m) with double glazed doors to terrace over looking the splendid garden. Separate fully tiled 5 piece en-suite bathroom.

Continuing to No 5 bedroom (4.6 X 3.5) with fully tiled en-suite (1.6 X 1.2). Utility 2.2 X 1.82).

At the end of the glazed veranda corridor, there is a peaceful Garden Room (8 X 4.5m) containing a solid fuel stove and many architectural features including beam ceiling, cut stone wall and oak flooring.

It also provides dual aspect glazed walls to admire the splendid gardens and grounds. A staircase rises to the Ballard/games room (9.45 X 5.6) with Velux roof lights, vaulted wood panelled ceiling and cut stone feature walls.

Separate tiled WC (1.6 X 1m) with Velux window.

Off the garden room is the snug/Library (5.6 X 4.5m) with gas stove & cut stone wall, and glazed door to patio. Through to Gym (5.6 X 4.8m)with mirrored wall, cut stone feature and glazed door to patio, also fully tiled en-suite shower

APARTMENT. Main entrance to living kitchen, staircase to first floor with double & single bedroom and Shower bathroom.

Large garage matching the main house elevation (X) with side entrance . Garden shed.

The grounds are well designed, peaceful, very private and the entire is on 3.16 acres. Automatic Grass cutting remote machine.

The excellence of the finish in this residence sets it above and apart from other dwellings. The most advantageous aspect of this dwelling is its bright atmosphere throughout along with its functionality, its finished condition and the status it offers to deserving home owners

Michael McCullagh

AUCTIONEER & ESTATE AGENT

Commissioner for Oaths Dip. Soc. Act. Licence No. 003001

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