

### RESIDENCE FOR SALE

Cleaghmore
Ballinasloe Town
Co. Galway H53 VO44

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Office Number: 090 666 3700 Mobile: 086 8985013

#### PRICE REGION: OPEN TO OFFERS

Property Reference: H1141



Very spacious four bedroom detached two storey residence standing on a large site located close to Ballinasloe Town Centre and all amenities in much sought after area. The residence is in good structural condition and an ideal property for prospective purchasers wishing to complete to their own liking. Located in close proximity to the following: Ballinasloe Train Station - 5 min walk, National School - 10 min walk, High School (Boys & Girls) - 20 min walk, Coral Leisure Centre - 5 min walk, Athlone Town Centre - 20 min drive, Portiuncula Hospital - 2 min drive / 20 min walk.

Accommodation includes Ground Floor: reception hallway, sitting room, kitchen, living/dining room, back hallway, bedroom, bathroom, First Floor: bedrooms 3 in all and bathroom.

Viewing comes highly recommended and is strictly by appointment with the auctioneer. For further information and to arrange a viewing contact the office on 090 6663700

Viewings at evenings, weekends and Bank Holidays also accommodated

These particulars are issued by Ivan Connaughton M.S.C.S.I., Auctioneer & Valuer - BSc Property Valuation & Management, Main Street, Athleague, Co. Roscommon on the basis that all negotiations will be conducted through this firm.

No responsibility is accepted by this firm in respect of any errors or inaccuracies herein.

The contents hereof do not form part of any contract that may be entered into in respect of the property referred to herein.

Office Address: Main Street, Athleague, Co. Roscommon **PSRA LICENCE NO: 001350 Office Tel:** 09066 63700 **E-mail:** info@ivanconnaughton.com

Room	Area	Room Details
	(Approx)	
Ground Floor		
Reception Hallway	15'7" x 5'11"	Doorway to, stairs to first floor
Sitting Room	13'9" x 11'8"	Open fireplace, coving
Kitchen	10'10" x 6'	Fitted units
Living/ Dining Room	11'2" x 9'10"	Coving
Back Hallway	9'1" x 4'10"	Door to rear
Bedroom 1	11'6" x 9'9"	Wooden floor
Bathroom 1	8'6" x 5'10"	Toilet, wash hand basin, bath with shower over
First Floor		
Landing	20'3" x 5'10"	Carpeted
Bedroom 2	8'6" x 7'8"	Carpeted, timber ceiling
Bedroom 3	12' x 11'8"	Carpeted, timber ceiling
Bedroom 4	12'1" x 11'10"	Carpeted, timber ceiling
Bathroom 2	11'9" x 7'10"	Toilet, wash hand basin, bath, hotpress (airing
		cupboard off)

#### **OTHER FEATURES**

- > Railing to front
- > Large garden to rear
- > Gate to side
- > Enclosed yard to rear



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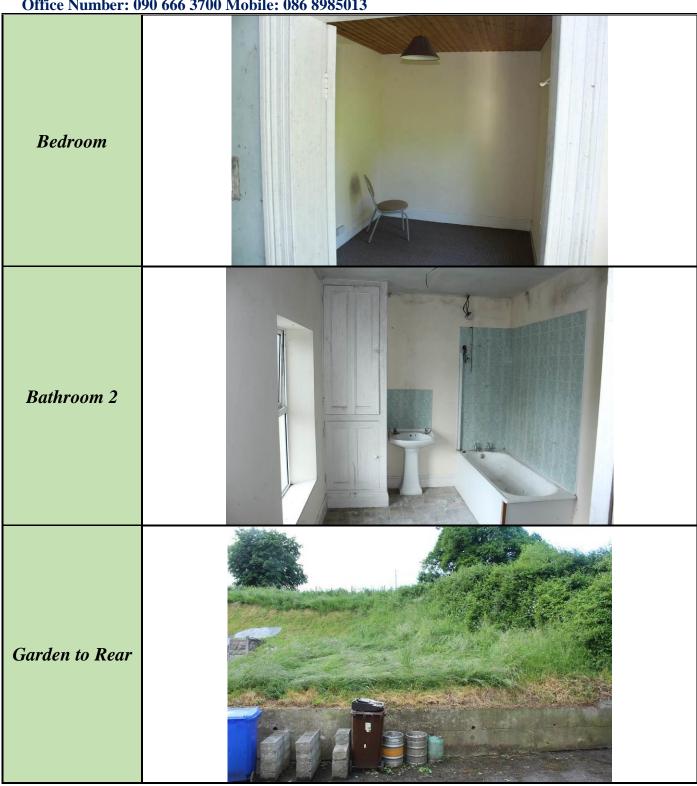




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