

KILGARVE

Hotel & Marina within 400 metres with cruiser access to Limerick and Enniskillen



BALLINASLOE

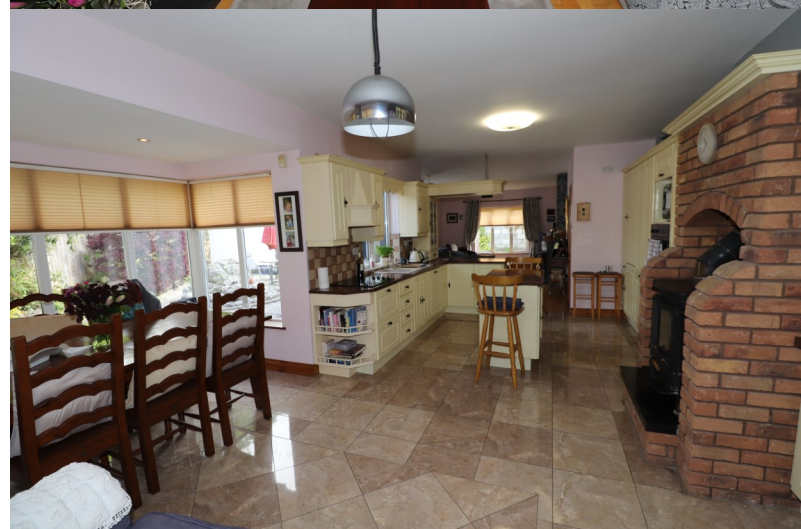
Primary school walking distant , shops & Sport facilities

Seldom a special house comes on the market in Ballinasloe. This very complete 4 bed (2 en-suite) detached slated dormer in all its style and layout is this special house. Profoundly private and in a superb standard of presentation it is approached by an exclusive private avenue with fashionable electric gates, profound greenery and selected shrubs, and a neat studio to the rear with large patio area with a centrepiece rockery. The interior boasts colour trend soft furnishings, efficient use of space, solid timber floors and ample storage. All in all neat as a PIN!

MICHAEL MCCULLAGH, ESTATE AGENT, BALLINASLOE 086 2550877

€299000

BER C2



Selected furniture available with property

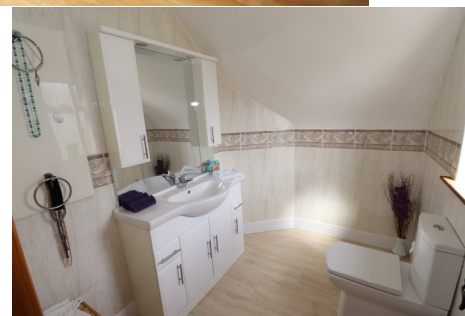
Quality sanitary ware



Staircase in
Solid Ash.



Landing in
Solid ash



Staircase in Solid Ash



Finished to an exacting standard throughout



ACCOMODATION. Main Hallway with glazed Italian tiles, and under stairs cupboard, sitting room with bay window, fire-place, maple solid flooring. Open Plan Living room, neutral colours and a definition of taste, Canadian solid pine flooring, with patio doors to rear, integrated kitchen (with High Output stove, dual central heating, in classic brick designed surround), & glazed alcove dining area. Down stairs en-suite bedroom. Access to well laid out utility with a superb shower room. Side door.

First Floor. Approached by solid ash staircase with rich wool runner carpet sustained by solid brass rods and matching clips, to three sided landing (ash flooring) with Master bedroom en-suite, full dressing room and ample storage. Bedroom 3 and 4 . Main Bathroom.

EXTERIOR. A detached studio, with full independent access. An ample private patio /sun trap for relaxation with centre piece and bordered by a natural wooden fence topped with hedge.

Ballinasloe boasts superb bus and train services, sporting facilities, Family stores and multiples,

Gael Scoil, Crèche, Primary and secondary school facilities.

Michael McCullagh

AUCTIONEER & ESTATE AGENT

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