

For Sale

Asking Price: €320,000

**Sherry
FitzGerald**
P. Burke



23 Pairc na GCon,
Mountbellew,
Co. Galway,
H53 Y8W2

sherryfitz.ie



We here at Sherry Fitzgerald P. Burke are delighted to present 23 Pairc na gCon, Mountbellew, Co. Galway, a beautifully decorated and energy-efficient 3-bedroom, 3-bathroom end-of-terrace house, offering 117 sq.m of living space. This property stands out in the market due to its maximum-capacity solar panel system, which significantly reduces energy costs, making it an excellent choice for eco-conscious buyers. With the solar panels installed to their full potential, the new owners will enjoy lower utility bills, adding to the long-term savings. There is an EV charge point installed at the property.



The house benefits from modern PVC windows and doors, oil-fired central heating, and an oil tank situated at the rear of the property. The attic space also offers potential for further improvements. A hot press with an insulated cylinder enhances the home's energy efficiency.

Located just a short walk from Mountbellew village, this property offers easy access to local amenities, including shops, schools, and restaurants. It's also conveniently situated for access to major towns, with Ballinasloe and Roscommon a 30-minute drive away.



Accommodation

Entrance Hall 4.47 x 1.97m (4.47 x 6'6"): Wood grain tile on floor, under stairs is open. Carpet stairs leading to the first floor.

Sitting Room 5.12 x 4.46m (5.12 x 14'8"): Insert wood burning stove. Timber floor, Coving, West facing to see the sun set.

Utility Room 1.96 x 2.09m (1.96 x 6'10"): Tiled floor, Washing machine and tumble dryer PVC back door leading to outside. WC off.

Kitchen Dining Room 3.68 x 6.42m (3.68 x 21'1"): Kitchen Dining Room is east facing catches the morning sun. French doors to rear garden.

Tiled floor. Coving. Breakfast bar/island Built in kitchen units with integrated fridge/freezer and dishwasher oven and hob fitted also. Door leading to utility.

Downstairs WC 1.48 x 1.18m (1.48 x 3'10"): Tiled floor Fitted with WC and WHB

Bathroom 2.73 x 1.97m (2.73 x 6'6"): Fully tiled floor to ceiling. Fitted with WC WHB Bath with mixer Electric shower

Master Bedroom 3.68 x 4.46m (3.68 x 14'8"): Timber floor Double bed size Bespoke wardrobes fitted

En-Suite 0.88 x 3.21m (0.88 x 10'6"): Tiled floor. Fitted with WC WHB and Shower enclosure with mixer shower.

Bedroom 2 4.24 x 4.46m (4.24 x 14'6"3"): Double size bedroom timber floor

Bedroom 3 2.40 x 3.10m (2.40 x 10'2"): Double size bedroom timber floor





Garden

The property features a spacious, well-maintained garden, offering plenty of outdoor space for relaxation and recreation. The garden is perfect for enjoying the surrounding nature, with ample room for planting and entertaining.

Special Features & Services

- 3 Bedrooms
- Entrance Hall
- Sitting Room
- Kitchen Dining Room
- Utility Room
- Bathroom
- En-Suite
- Energy Efficient home

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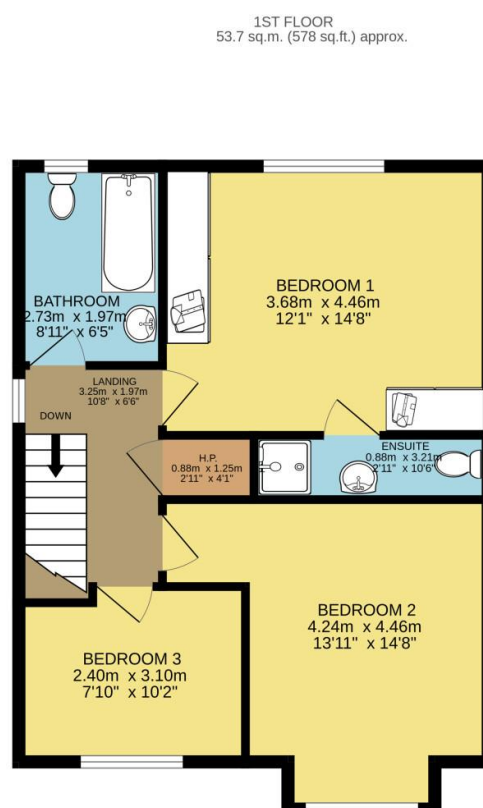
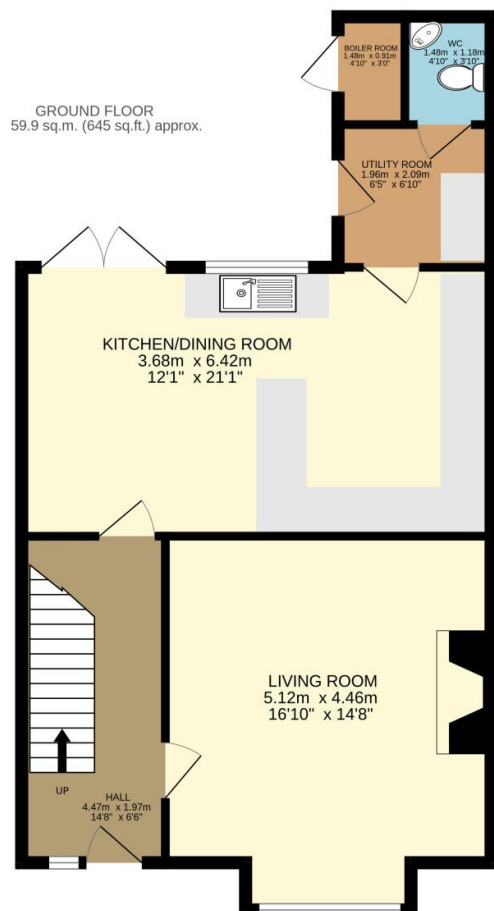
Directions

From Dublin Airport, take the M1 to the M50, then continue on the M4 towards Galway. Follow the N6, exit onto the N63 towards Mountbellew, and drive into the village. Turn onto Pairc na GCon, and the property will be on your left. The drive takes approximately 2.5 hours.

To get from 23 Pairc na GCon, Mountbellew to Galway City, head south on the N63 towards Ballinasloe. Continue on the N6, following signs for Galway. Stay on the N6, which will take you directly into Galway City. The drive takes approximately 50 minutes.

Eircode: H53 Y8W2





TOTAL FLOOR AREA : 113.6 sq.m. (1223 sq.ft.) approx.
FLOOR PLAN MEASUREMENTS ARE APPROXIMATE, AND ARE FOR ILLUSTRATIVE PURPOSES ONLY
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