

MULLERY
AUCTIONEERS



BER B3

FOR SALE BY PRIVATE TREATY | `Massabielle` Balrobbuck More, Corrandulla, Co. Galway



'Massabielle' Balrobbuck More, Corrandulla, Co. Galway

A beautifully presented and impeccably maintained detached residence set on a large mature site only minutes from Corrandulla Village.

This bright and spacious home was built in 2007 and has been lovingly maintained by the owners. It benefits from a host of attractive features including 3 solid fuel stoves, 2 en-suites, a walk-in wardrobe in the main bedroom, a detached garage and beautifully maintained gardens to the front, side and rear of the house. The rear garden enjoys a sunny south, south easterly aspect.

The accommodation extends to approximately 2,040 sq. feet and comprises a hall with tiled floor and 2 reception rooms on either side. Both reception rooms benefit from solid fuel stoves and wooden floors. Moving to the rear is a bright and generously proportioned kitchen/ dining room. The kitchen is fitted with a range of built-in units and breakfast bar whilst an arched brick fireplace, housing a stove, adds character to the room. Doors from the dining area open onto a secluded patio at the side of the house. Adjacent to the kitchen is a spacious utility room and a beautifully appointed shower room. Upstairs a spacious landing leads to 4 bedrooms and a bathroom. The main bedroom at the front includes an en-suite and walk-in wardrobe. The second bedroom also benefits from an en-suite.

Outside the site is bordered to the front with a stone wall and gates opening to the tarmac driveway. The driveway leads around to the rear of the house and there is ample parking to the front, side and rear. The front garden features a lawn, trees and flower beds, while the rear boasts a large lawn with mature trees, shrubs and flower beds. Additionally, there's a patio area to the side and a detached garage and container store to the rear.

Conveniently located just off the Galway to Headford Road at Balrobbuck More, this property is approximately 2 kilometres from the village of Corrandulla and offers easy access to both Galway City and Headford.

For those seeking a spacious home in pristine decorative order in the area, viewing is highly recommended.

BER DETAILS

BER: B3

BER Number: 117243378

Energy Performance Indicator: 140.26 kWh/m²/yr





ACCOMMODATION

Hall:		With tiled floor
Living Room:	14'1" (4.29m) x 13'11" (4.24m)	Fireplace with `Heat Design` insert stove, wooden floor, ceiling coving
Family Room:	14'1" (4.29m) x 13'11" (4.24m)	Fireplace with `Firebird` stove, wooden floor, ceiling coving, built-in TV unit
Kitchen/Dining Room:	25'3" (7.7m) x 13'5" (4.09m)	Fitted wall & floor units, stainless steel sink unit, `Bosch` stainless steel extractor fan, integrated dishwasher, breakfast bar, tiled floor, tiled splashback, recessed lights to kitchen area, ceiling coving, French doors opening to outdoor patio, brick fireplace with stove.
Utility Room:	10'2" (3.1m) x 8'4" (2.54m)	Fitted cupboards, stainless steel sink unit, tiled floor, ceiling coving
Shower Room:	10'2" (3.1m) x 4'7" (1.4m)	Large walk-in shower, wc, vanity unit with whb, tiled floor, tiled walls, window
FIRST FLOOR		
Landing:		Wooden floor, walk-in hotpress, pull down ladder to attic.
Bedroom 1:	14'0" (4.27m) x 11'1" (3.38m)	Wooden floor, ceiling coving, built-in wardrobe
En-suite:		`Triton` shower, wc, vanity unit with whb, tiled floor, part tiled walls, window
Walk-in Wardrobe:		Shelving, hanging rails, wooden floor
Bedroom 2:	14'1" (4.29m) x 11'2" (3.4m)	Wooden floor, built-in wardrobes with sliding doors, ceiling coving
En-suite:		Mira shower, whb, wc, window, tiled floor, part tiled walls, ceiling coving
Bedroom 3:	13'1" (3.99m) x 10'1" (3.07m)	Wooden floor, ceiling coving
Bedroom 4:	13'2" (4.01m) x 10'1" (3.07m)	Built-in wardrobe and drawers, wooden floor, ceiling coving
Bathroom:	8'10" (2.69m) x 6'0" (1.83m)	Whirlpool bath with chrome telephone shower attachment, wc, whb, tiled floor, part tiled walls, ceiling coving, window
Detached Garage	20'0" (6.1m) x 13'3" (4.04m)	





FEATURES

- Impeccably Presented & Maintained
- 3 Stoves
- 2 En-suites
- Walk-in Wardrobe to Main Bedroom
- OFCH
- Detached Garage
- Rear Garden with South, South Easterly Aspect
- Beautifully Maintained Gardens
- Minutes Drive From Corrandulla
- c. 2,040 Sq. ft

VIEWING

By Appointment

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PRICE REGION €490,000



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