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Office Number: 090 666 3700 Mobile: 086 8985013

RESIDENCE FOR SALE

Carrintober West
Kilkerrin
Ballinasloe
Co. Galway

Eircode: H53 EK50

PRICE REGION: €50,000

BER G

Property Reference: B2029



Charming two bedroom cottage with extension to rear in very good condition located c. 1 mile from Kilkerrin Village, just off the Glenamaddy road. Standing on a large elevated site c. 0.21 Hectares with commanding views of the surrounding countryside. Viewing of this residence comes highly recommended. Accommodation includes living/dining room, sitting room, kitchen, utility, bedrooms two in all and bathroom.

To arrange a viewing contact the office on 090 6663700.

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.

Room	Area	Room Details
	(Approx)	
Living/Dining Room	20'5" x 12'	Stanley solid fuel fireplace, wooden floor, door to
		front, Wainscoting to walls, wall lights
Sitting Room	12'3" x 10'9"	Feature stone/brick fireplace, wooden floor
Kitchen	11'8" x 7'6"	Fully fitted kitchen including built in fridge freezer, cooker, hob, extractor fan, feature brick fireplace, Wainscoting to walls, inset tiling, wooden floor
Utility	7'2" x 6'3"	Door to rear, tiled floor, built in sink unit and washing machine
Bedroom 1	12'x 11'10"	Wooden floor
Bedroom 2	11'8" x 9'7"	Wooden floor
Bathroom	6'3" x 6'2"	Toilet, wash hand basin, shower, fully tiled

OTHER FEATURES

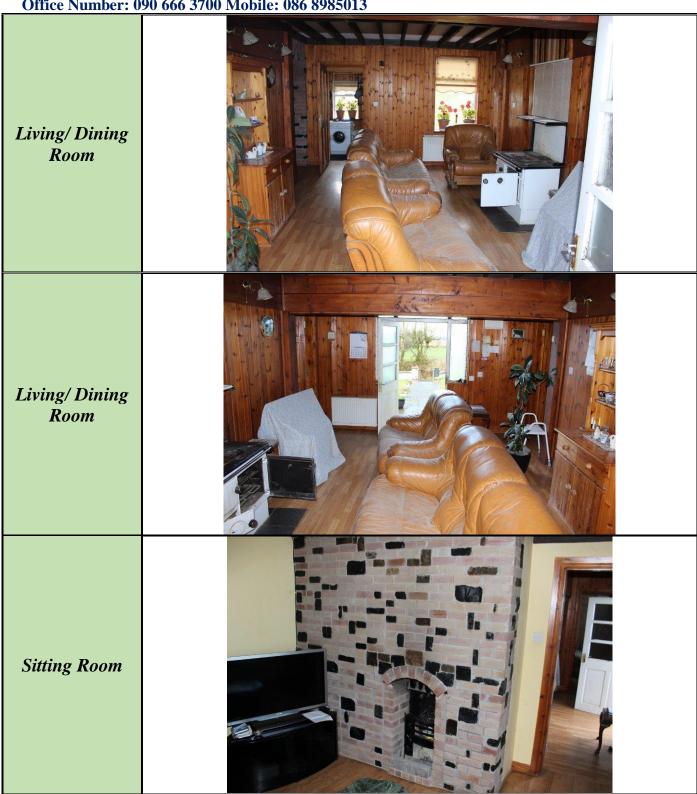
- > Cobblelocking to footpaths
- > Laid lawns, large garden to rear
- > Overall site area c. 0.21 Hectares
- > Oil fired central heating
- > Conveniently located c.1 mile from Kilkerrin Village



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Office Address: Main Street, Athleague, Co. Roscommon PSRA LICENCE NO: 001350

Rear View of House	
Garden to Rear	
Front of House	
Map of Property	TO GLENAMADDY/KILKERRIN ROAD