

RESIDENCE FOR SALE

Carrintober West

Kilkerrin

Ballinasloe

Co. Galway

Eircode: H53 EK50

PRICE REGION: €50,000

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.

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

Office Tel: 09066 63700 E-mail: info@ivanconnaughton.com

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

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*

*Living/ Dining
Room*



*Living/ Dining
Room*



Sitting Room



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Sitting Room



Kitchen



Bedroom



Bedroom



Bathroom



View to Front



*View to Rear/
Back Garden*



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Rear View of House



Garden to Rear



Front of House



Map of Property

