

BLACKSTICKS

SITE AREA 1.18 Acres



EYRECOURT BALLINASLOE

**A STUNNING 4 BED 1665 Sq. Ft. BUNGALOW IN MINT CONDITION FINISHED
TO AN EXACTING STYLE & STANDARD . SOLID OAK INTERNAL DOORS.**

CCTV & ALARM

MICHAEL MCCULLAGH, ESTATE AGENT, BALLINASLOE 086 2550877

€259,000

H53YD92









DETAILED ACCOMMODATION. Part plastered and capped front wall with recessed entrance and electric sliding gate, and front fencing. CCTV.

Crushed rock apron around house and yard. Front door to Hallway, Setting room with S/F stove in alcove. Main kitchen diner with Stanley S/F range, Patio doors and Kitchen Island New kitchen furniture, Utility off Inc W/M. Separate WC & WHB.

Master bedroom en-suite, along with Bedrooms 2, 3, 4. Coving throughout Superb fully tiled bathroom with Modern sanitary fittings and shower. Hot press. Stairs to well insulated attic

Modern ECO septic tank, Fine metal shed, complex of standard sheds, 2 Tunnels and a detached STUDIO Cabin, Own well. WATER SOFTNER. All located on 1.18 acres with well defined boundary fences and ample Lawn area. Seldom such a finished bungalow comes on the market and viewing is recommended by prior appointment. Turf Bank available. STANLEY Solid fuel and OFCH (Linked)

CCTV and outside lighting. School at Clonfert 5KM. Eyrecourt 7 KM Ballinasloe 20 KM

Michael McCullagh

AUCTIONEER & ESTATE AGENT

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