

# For Sale

Moneen, Glinsk, Co. Galway F42 HK72

4 Bedrooms| Farm Land

1658 sqft (154 sqm)



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## Offers in the Region of €495,000

Prime residential farm comprising c. 45.27 acres set out in one lot with four bedroom two storey residence in excellent condition, five bay double shed with stables, dog runs, crush and pen standing thereon located c. 1.5 miles from Glinsk on the Creggs road. The lands are of good quality and located in renowned farming district on the Galway/Roscommon Border. Residential accommodation includes Ground Floor: porch to front, reception hallway, sitting room, conservatory/sunroom, kitchen/dining room, utility, bedroom 1 with en-suite and toilet, first floor: bedrooms 3 in all and bathroom. Overall this is a fine property to come on the open market.

Viewing strictly by appointment with the auctioneer.

Call us today on 090-6663700

Viewings at evenings, weekends and Bank Holidays also accommodated.



### **Porch to Front**

### **Reception Hallway**

16'5" (5m) x 16'4" (4.98m) Upvc doorway to, tiled floor, stairs to 1st floor, spotlights

### **Sitting Room**

16'4" (4.98m) x 12'0" (3.66m) Gas heater with brick outset, wooden floor, double doors to kitchen /dining & conservatory



### **Kitchen/ Dining Room**

20'0" (6.1m) x 13'3" (4.04m) Fully fitted kitchen including built in cooker, gas hob, extractor fan, fridge freezer, dishwasher, solid fuel stove (assists heating), tiled floor, centre light, spotlights

### **Conservatory/ Sun Room**

14'0" (4.27m) x 10'5" (3.18m) Tiled floor, double doors to side, centre light



### **Utility**

17'0" (5.18m) x 6'9" (2.06m) Fitted units, tiled floor, inset tiling, door to rear

### **Bedroom 1**

12'7" (3.84m) x 11'3" (3.43m) Centre light, wall lights, wooden floor, en-suite off 12'2" x 4'8", toilet, wash hand basin, shower, fully tiled



### **Downstairs W.C**

6'9" (2.06m) x 3'3" (0.99m) Toilet, wash hand basin, tiled floor, part wall tiling

### **Landing**

16'6" (5.03m) x 6'4" (1.93m) Wooden floor

### **Bedroom 2**

12'10" (3.91m) x 8'0" (2.44m) Wooden Floor



### **Bedroom 3**

12'9" (3.89m) x 7'8" (2.34m)  
Wooden floor

### **Bedroom 4**

12'6" (3.81m) x 8'2" (2.49m)  
Wooden floor

### **Bathroom**

12'9" (3.89m) x 7'9" (2.36m)  
Toilet, wash hand basin, bath with shower over, hotpress off, fully tiled

- 5 bay double shed with 8 stables and 2 loose pins, serviced by water and electricity
- 3 dog runs
- Crush and pen adjacent shed
- Range of mature trees on site
- Laid lawns to front
- Oil fired central heating
- BER D2

