

**RESIDENCE FOR SALE**

**Killian**

**Newbridge**

**Co. Galway H53 FV30**

**PRICE REGION: OFFERS EXCESS €155,000** **BER C3**

Property Reference: MCD2119



Very attractive four bedroom bungalow residence in excellent condition throughout standing on c. 0.54 acres and located beside Shiven Rovers Soccer Grounds and close to Newbridge, Ballygar and Ballinamore Bridge. With a gross floor area of c. 137 sq. metres and excellent views of the surrounding countryside, residential accommodation includes reception hallway, sitting room, kitchen/dining room, utility, bedrooms four in all with one-ensuite and bathroom.

To arrange a viewing contact the office on 090 6663700

Viewings at evenings, weekends and Bank Holidays also accommodated

These particulars are issued by Ivan Connaughton MIPAV of Connaughton Auctioneers - 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.

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<b>Room</b>	<b>Area (Approx)</b>	<b>Room Details</b>
<i>Reception Hallway</i>	<i>11'1" x 7'7" 25'3" x 3'4"</i>	<i>Wooden flooring, storage cupboard, folding attic stairs</i>
<i>Sitting Room</i>	<i>22'1" x 12'9"</i>	<i>Wooden flooring, ornate wall lighting, open fireplace with mahogany surround and marble hearth, chandelier type ceiling lighting, double glass panel doors into reception hallway</i>
<i>Kitchen/Dining Room</i>	<i>20'1" x 10'10"</i>	<i>Fully fitted wooden kitchen units with integrated fridge/freezer, dishwasher, built in oven and hob, tiled flooring, ceiling downlighters, sliding patio doors to rear gardens</i>
<i>Utility</i>	<i>11'5" x 7'3"</i>	<i>Fully fitted cupboard and counter worktop with sink, large window overlooking side aspect, tiled flooring, indoor oil central heating boiler, tiled flooring, tiled splashback, door off into rear gardens</i>
<i>Bedroom 1</i>	<i>9'5" x 8'10"</i>	<i>Overlooking front gardens, built in wardrobe, wooden flooring,</i>
<i>Bedroom 2</i>	<i>10'11" x 7'6"</i>	<i>Overlooking rear gardens, wooden flooring, built in wardrobe</i>
<i>Bedroom 3</i>	<i>11'1" x 10'11"</i>	<i>Overlooking rear gardens, wooden flooring, built in wardrobe</i>
<i>Bedroom 4</i>	<i>14'2" x 9'</i>	<i>Overlooking front gardens, wooden flooring, built in wardrobe, incorporating en-suite 7'6" x 3'3", fully tiled floor to ceiling, toilet, wash hand basin, double size shower and enclose with power shower, wall lighting</i>
<i>Bathroom</i>	<i>10'10" x 6'3"</i>	<i>Fully tiled, wash hand basin, bath with new electric shower over</i>

#### **OTHER FEATURES**

- *Driveway stoned and kerbed, extends to rear*
- *Traditional stonewall with pillars to front entrance*
- *Double glazing throughout*
- *Beautiful mature site with established trees and hedging to both sides*
- *Completely newly decorated to a very high standard both internally and external*
- *Mains water, new septic tank and percolation*
- *Oil fired central heating*
- *Provision for light in front garden*

**RECEPTION HALLWAY**



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**SITTING ROOM**



**SITTING ROOM**



**KITCHEN/ DINING ROOM**



**KITCHEN/ DINING ROOM**



**UTILITY**



**BATHROOM**



**BEDROOM**



**BEDROOM**



**BEDROOM**



**BEDROOM**



**FRONT OF HOUSE**



**DRIVEWAY TO REAR**



**GARDEN TO FRONT**



**GARDEN TO FRONT**



**GARDEN TO REAR**



**GARDEN TO REAR**



**REAR VIEW OF HOUSE**



**REAR VIEW OF HOUSE**



**ENTRANCE PIERS/ WALL TO FRONT**



**ENTRANCE PIERS/ WALL TO FRONT**



**MAP OF PROPERTY**

