

For Sale

Carrowntober West, Kilkerrin, Co. Galway.
H53 W526

BER C1



Price Region: Offers in Excess of €175,000

DNG Ivan Connaughton presents to market this charming three bedroom bungalow residence in excellent condition throughout standing on c. 0.47 acre site. The property was recently renovated with new build extension to rear, complete to a high standard located between Kilkerrin and Glenamaddy.

The residence boasts spacious living accommodation throughout. Whether you're a first-time buyer, downsizer, or investor, this turnkey home is a rare find.

Accommodation includes porch to front, reception hallway, living room, dining room, kitchen, bedrooms three in all and bathroom.

Viewing comes highly recommended.

For further details & to arrange a viewing, contact DNG Ivan Connaughton on 090-6663700

Reception Hallway

5.51m (18'1") x 1.09m (3'7") Upvc doorway to, wooden floor

Living Room

4.17m (13'8") x 3.53m (11'7") Solid fuel stove with brick outset, wooden floor

Dining Room

4.34m (14'3") x 2.44m (8'0") Wooden floor, hotpress (airing cupboard) off, open plan with kitchen/breakfast room

Kitchen

4.19m (13'9") x 4.09m (13'5") Plumbed, wooden floor, door to side, feature Velux window

Bedroom One

4.09m (13'5") x 3.99m (13'1") Wooden Floor

Bedroom Two

3.91m (12'10") x 3.1m (10'2") Carpet to floor

Bedroom Three

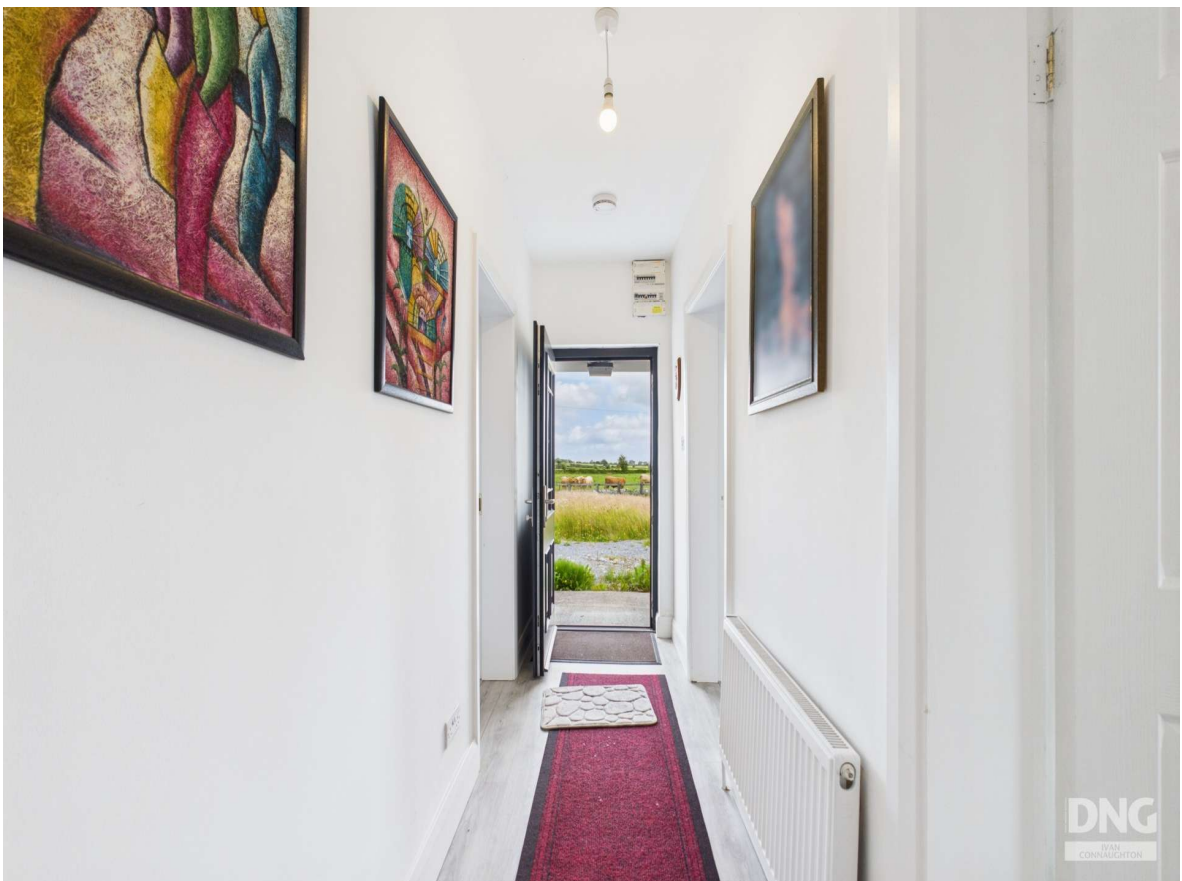
3.99m (13'1") x 2.84m (9'4") Carpet to floor

Bathroom

2.18m (7'2") x 1.96m (6'5") Toilet, wash hand basin, shower/wetroom, fully tiled

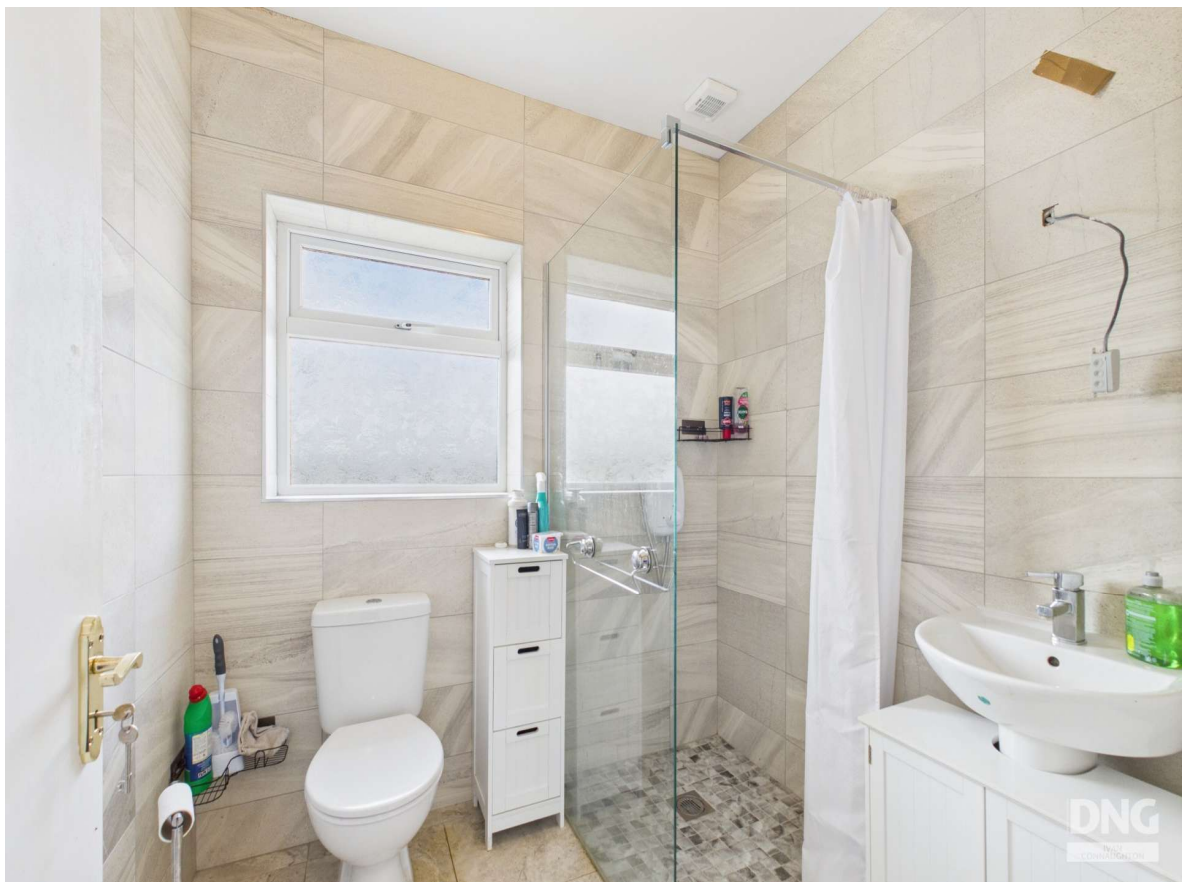
OTHER FEATURES

- Laid Lawns to Front & Rear, Overall Site Area c. 0.47 Acres
- Post & Rail Fence to Front
- Oil Fired Central Heating
- BER C1
- Driveway Stoned, Extends to Rear
- Fully Renovated With New Build Extension to Rear









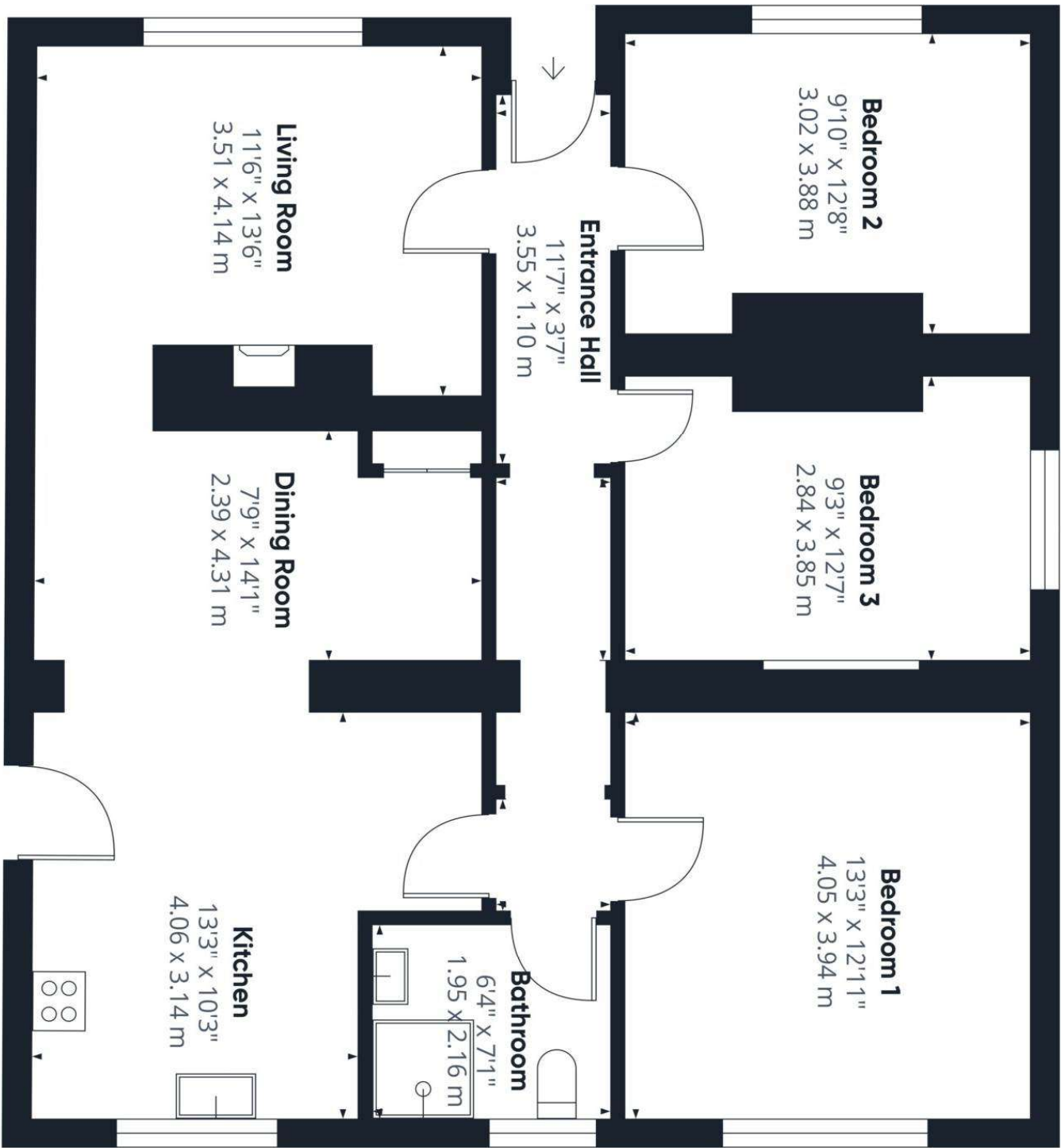




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Approximate total area⁽¹⁾

1076 ft²
100 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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