

FOR SALE

Barnacurra

Ballygar

Co. Galway F42 N638

PRICE REGION: €185,000

Property Reference: OB2174

BER C1



Very attractive four bedroom bungalow residence in excellent condition throughout with detached garage to rear altogether standing on c. 0.91 acres. Located just off the Roscommon to Galway N63 road between Ballygar and Newbridge, this residence stands on a large mature site with viewing highly recommended. The attic area is converted into storage area and can be easily converted into residential accommodation, if required. Accommodation includes reception hallway, sitting room, kitchen/dining room, utility, bedrooms four in all with one en-suite and bathroom.

To arrange a viewing call 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.

Office Address: Main Street, Athleague, Co. Roscommon F42 TW70
Office Tel: 090-6663700 E-mail: info@connaughtonauctioneers.ie

Room	Area (Approx)	Room Details
<i>Reception Hallway</i>	<i>15'6" x 5'3"</i>	<i>Doorway to, wooden floor, centre light, cloakroom off, hotpress (airing cupboard) off</i>
<i>Sitting Room</i>	<i>15'6" x 13'1"</i>	<i>Cast iron fireplace, wooden surround, centre light, bay window to front, carpeted</i>
<i>Kitchen/Dining Room</i>	<i>25'6" x 12'4"</i>	<i>Fully fitted kitchen including built in electric double oven, electric hob, gas hob, extractor fan, integrated fridge freezer and dishwasher, inset tiling, tiled/wooden floor, breakfast counter, double doors to side, feature Stanley solid fuel stove with brick outset, spotlights</i>
<i>Utility</i>	<i>9' x 6'5"</i>	<i>Fitted units, inset tiling, tiled floor, door to rear</i>
<i>Bedroom 1</i>	<i>11'3" x 11'</i>	<i>Carpeted, built in wardrobe</i>
<i>Bedroom 2</i>	<i>11'3" x 10'</i>	<i>Wooden floor, built in wardrobe</i>
<i>Bedroom 3</i>	<i>13'2" x 11'1"</i>	<i>Carpeted, bay window to front</i>
<i>Bedroom 4</i>	<i>12'5" x 10'9"</i>	<i>Wooden floor, walk in wardrobe off 7'2" x 3'10' (shelved), en-suite off 12'5" x 3'10", toilet wash hand basin, shower, fully tiled</i>
<i>Bathroom</i>	<i>12'5" x 5'10"</i>	<i>Toilet, wash hand basin, bath, shower separate, tiled floor, part wall tiling</i>
<i>Attic Area Overall area c. 685 Sq. Ft (Accessed by Stira Stairs)</i>		
<i>Storage Room 1</i>	<i>23'9" x 16'6"</i>	<i>Carpeted, Velux windows to rear</i>
<i>Storage Room 2</i>	<i>17'10" x 16'6"</i>	<i>Carpeted, Velux window to rear, spotlight</i>

OTHER FEATURES

- *Garage to Rear 20'6" x 17' – double doors to front, door to side*
- *Laid lawns, large garden to front, side and rear*
- *Post and rail fencing to front*
- *Tarmacadamed driveway, extends to rear*
- *Natural hedging to side and rear boundaries*
- *Oil fired central heating*
- *Fibre broadband connection*

RECEPTION HALLWAY



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SITTING ROOM



SITTING ROOM



KITCHEN/ DINING ROOM



KITCHEN/ DINING ROOM



KITCHEN/ DINING ROOM



KITCHEN/ DINING ROOM



KITCHEN/ DINING ROOM



UTILITY



BEDROOM



BEDROOM



BEDROOM



BEDROOM



BEDROOM



BATHROOM



ATTIC AREA



ATTIC AREA



GARAGE



GARAGE



GARDEN/ DRIVEWAY TO FRONT



GARDEN/ DRIVEWAY TO FRONT



GARDEN/ DRIVEWAY TO FRONT



GARDEN TO REAR / SIDE



GARDEN TO REAR / SIDE



GARDEN TO REAR / SIDE



GARDEN TO REAR / SIDE



REAR OF HOUSE



REAR OF HOUSE



REAR VIEW OF HOUSE



FRONT VIEW OF HOUSE



FRONT VIEW OF HOUSE



FRONT VIEW OF HOUSE



FRONT VIEW OF HOUSE



MAP OF PROPERTY

