



# FOX & GALLAGHER LTD

PROPERTY CONSULTANTS AND AUCTIONEER

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## **33 Abbey Court, Killala Road, Ballina, Co. Mayo** **Three Bedroom Semi-Detached House**



**Modern home on a popular new development on the Killala road in Ballina. Just seven years old, this house has been carefully maintained and was built to a high standard with PVC double-glazing, oil-fired central heating and a high quality fitted kitchen. Three bedrooms, one with en-suite, bathroom, kitchen / dining room, sitting room, utility and downstairs WC.**

**Carpets, blinds, curtain poles, light fittings and some kitchen appliances are included in the sale.**

**The centre of Ballina is within walking distance yet the development is surrounded by open countryside with good views of Nephin Mountain.**

**Price Region: €125,000**

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# ACCOMMODATION

## **ENTRANCE HALL: 4.51m x 2.15m**

A stained teak door, with glass patterned inserts opens to a spacious entrance porch with laminate floor and red deal stairs leading to the upper floor. Telephone point, smoke alarm and overhead light.

## **LIVING ROOM: 4.34m x 3.92m**

A good-sized central living area with contemporary stone fireplace and large rectangular front-facing bay window. Laminate floor and coving, TV.

## **KITCHEN/DINING 6.21m x 3.21m**

A good selection of stained pine built-in units with integral stainless steel sink and fridge, with space for a cooker. Tile splashbacks, vinyl floor, double glass-panelled doors to living room and sliding patio doors to garden.

## **W.C.: 2.04m 0.72m**

Located under the stairs with white W.C. and wash basin, side window and vinyl floor.

## **BEDROOM NO. 1: 4.06m x 2.83m**

Double bedroom with rear-facing window and carpeted floor.

## **ENSUITE: 1.78m 1.48m**

White W.C., wash basin and fully-tiled shower cubicle. Tiled splashbacks and extractor fan. Vinyl floor.

## **BEDROOM NO. 2: 3.47m x 2.80m**

Double bedroom with rectangular bay and double window to front. Laminate floor.

## **BEDROOM NO. 3: 3.72m x 2.62m**

Single bedroom with front facing window with blinds. Laminate floor.

## **BATHROOM: 2.81m x 1.98m**

Modern bathroom with white W.C., wash basin and bath. Tiled floor-to-ceiling, tiled floor and side window with net curtains..

## **OUTSIDE:**

The small front garden is partially lawned and partially tarmaced to provide off-road parking. The side garden is enclosed by a picket fence and gate. To the rear is a useful garden, simply lawned and accessed from the dining room by patio doors. It is enclosed on three sides by a block wall topped with a short wooden picket fence.



# FEATURES

- **A family house situated in a good position on a popular private development.**
- **Useful-sized rear garden and partially lawned front garden.**
- **Patio doors provide access to the rear garden from the dining area.**
- **Just seven years old: all the advantages of a new house without the trouble and expense of installing all the fittings.**
- **Curtain poles, light fittings and some appliances are included in the sale.**
- **Three good-sized bedrooms, one ensuite.**
- **Quality finish throughout with many extras.**
- **Tarmac Driveway for off-road parking.**
- **White PVC Double Glazed Windows**
- **Oil Fire Central Heating.**
- **Close to Ballina town centre.**
- **Good commuting distances to Castlebar and Crossmolina.**
- **Ideal first family home, ready for immediate occupation.**



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