



FOX & GALLAGHER LTD

PROPERTY CONSULTANTS AND AUCTIONEER

24 Abbey Court, 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.

The house has been beautifully improved and decorated and still has an ‘as new’ appearance. Carpets, blinds, curtains and 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 country side with good views of Nephin Mountain.

Price Region: €155,000



Teeling Street, Ballina, Co. Mayo.

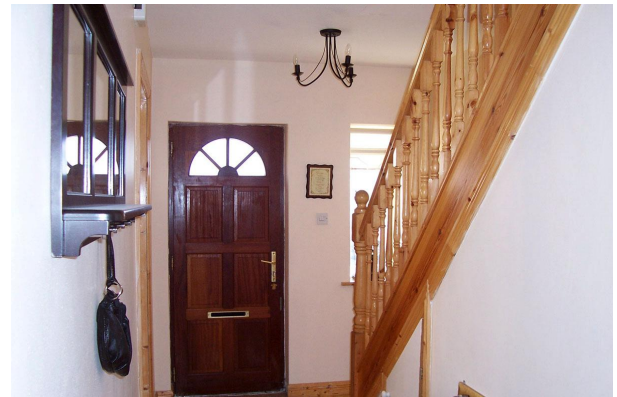
Tel. 70900 Fax: 096 75927 Karl: 087 2503641 Patrick: 087 6476160
Website: www.foxandgallagher.com Email: foxandgallagher@eircom.net



ACCOMMODATION

ENTRANCE HALL: 4.27m x 2.08m

Laminate floor. Red deal stairs and banister. Teak front door with side window. Telephone point. Access to living room and kitchen. Storage cupboard under stairs.



SITTING ROOM: 4.72m x 3.94m

Laminate floor. Stained pine fireplace with cast iron surround and granite base. TV point. Large bay window to the front with curtains and fittings. Double, glass-panelled doors to dining room and overhead light fitting.



KITCHEN/DINING ROOM: 6.14m x 3.18m

Stained pine built-in units with electric hob, oven and extractor. Tiled splash backs to all surfaces. Space for fridge/freezer and dishwasher. Feature breakfast bar with stainless steel barstools. Tiled floor to kitchen, laminate to dining room. Large dining area with double doors to living room and patio doors to rear garden

UTILITY: 2.37m x 1.79m

Plumbing for washing machine and tumble drier. Matching countertop. Window to rear and teak door to rear garden. Blinds. Tiled floor.

DOWNSTAIRS W.C. 1.94m x 0.75m

Located under the stairs. White W.C. and wash basin. Window to side. Vinyl floor.



ACCOMMODATION

BEDROOM NO. 1: 3.94m x 2.88mm

Floor-to-ceiling built in wardrobes with integrated dressing table. Large window to rear garden with views of Ox Mountains. Not overlooked. Curtains and fittings. Carpeted floor.

EN-SUITE: 1.72m x 1.56m

White toilet, washbasin and fully tiled shower cubicle with power shower. Half-tiled walls and tiled floor.

BEDROOM NO. 2: 3.44m x 3.18m.

A bright double bedroom with window to front of House. Curtains and fittings. Carpeted floor.



BEDROOM NO. 3: 3.58m x 2.57m.

An L-shaped room over the stairwell with ample room for a single bed and double wardrobe. Window to front with blinds and curtain pole. Carpeted floor.



BATHROOM: 2.87m x 2.06m.

An excellent bathroom with white washbasin, W.C. and bath. Tiled around bath and basin. Window to rear. Vinyl floor.

LANDING: 3.73m x 0.90

Red deal staircase and banister. Carpeted landing area. Window to side. Walk-in hot press with shelved extra-wide storage. Access to attic.



OUTSIDE:

Attractive concrete patio, accessed from the dining room by patio doors. Currently dedicated as a children's play area the rear garden consists of a large lawned area with small corner rockeries.

A 10 x 8 potting shed is located to the side and a block and plaster wall with stone planter provides a very attractive division of the front and rear gardens.

The front garden has been carefully lawned with a tarmac area providing off-road parking. A concrete apron surrounds the house.

Overall the exterior appearance has been carefully maintained and still remains in 'as new' condition. This care is a feature of the entire property and is responsible for the superior appearance and welcoming feel of the house.

FEATURES

- **A family house situated in a good position on a popular private development.**
- **Good-sized rear garden and attractive front garden.**
- **Attractive patio area in sheltered location.**
- **Just seven years old: all the advantages of a new house without the trouble and expense of installing all the fittings.**
- **Curtains, 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 family home, ready for immediate occupation.**



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**FOX & GALLAGHER, PROPERTY CONSULTANTS,
TEELING STREET, BALLINA, CO. MAYO.**

**TEL. 096 - 75924/75925/75926 FAX: 096 75927 TEL. KARL 087 2503641 TEL PAT. 087 6476160
EMAIL: foxandgallagher@eircom.net Website: www.foxandgallagher.com**