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PROPERTY CONSULTANTS AND AUCTIONEER

81 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 extended to provide a single garage and a large, very distinctive conservatory to the rear. 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 shower room, bathroom, kitchen / dining room, sitting room, utility and downstairs WC.

The house has been expertly improved and decorated and is in excellent condition. 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: €198,000



Teeling Street, Ballina, Co. Mayo.

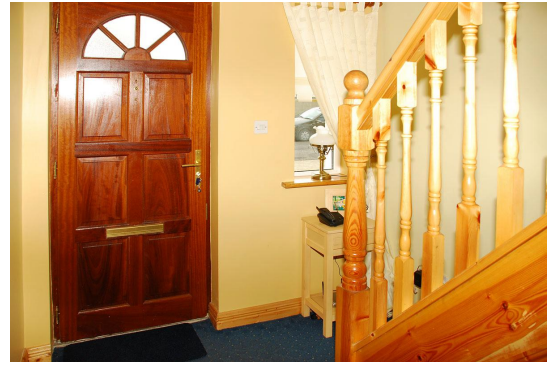
Tel. 70900 Fax: 096 75927 Karl: 087 2503641 Patrick: 087 6476160
Website: www.foxandgallagher.com Email: foxandgallagher@eircom.net



ACCOMMODATION

ENTRANCE HALL: 4.27m x 2.08m

Teak front door opens to a welcoming reception area with side window, carpeted red deal stairs and banister and guest W.C. beneath the stairs. Telephone point, coving all round and smoke alarm. Carpeted floor.



SITTING ROOM: 4.73m x 3.90m

Stained pine fireplace with cast iron surround and granite base. Large bay window to the front with curtains and blinds. Glass-panelled doors to dining room, overhead light fitting, two wall lights and laminate floor.



CONSERVATORY: 4.95m x 3.54m

A really beautiful additional room accessed from French windows in the dining area. A distinctive, vaulted, patterned glazed-pine ceiling with two Velux windows provides an extra spacious feel to what is already a large and valuable living space. The far wall is composed entirely of PVC window units with inset French windows and there are also side patio doors leading to the outside patio area. Halogen lighting and solid pine floor. A magnificent primary living area.

KITCHEN/DINING ROOM: 6.17m x 3.16m

Stained pine built-in units with electric hob, oven and extractor. Tiled splash backs to all surfaces. Space for fridge/freezer and dishwasher. Peninsula extension provides additional surface and storage cupboards. Large dining area with double doors to living room and French doors to conservatory. Tiled floor throughout.

UTILITY: 2.37m x 1.76m

Plumbing for washing machine and tumble drier. Window to rear. Tiled floor.

DOWNSTAIRS W.C. 1.87m x 0.79m

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



ACCOMMODATION

BEDROOM NO. 1: 3.60m x 2.89mm

Large window to rear garden with open views over local countryside and not overlooked. Curtains and fittings. French pine floor.

EN-SUITE: 1.75m x 1.57m

White toilet, washbasin and fully tiled shower cubicle with gravity shower. Carpeted floor.

BEDROOM NO. 2: 3.42m x 3.36m.

A bright double bedroom with window to front of the house. Curtains and blinds, carpeted floor, TV.

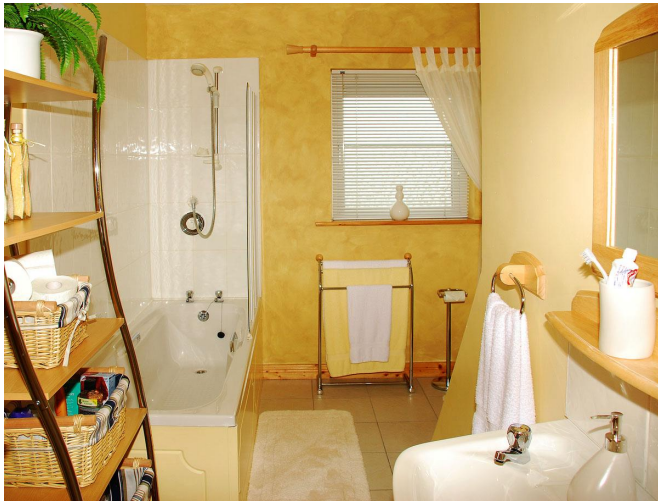


BEDROOM NO. 3: 2.87m x 2.38m.

An excellent third double bedroom with window to rear with curtains and blinds. Carpeted floor.

BATHROOM: 3.57m x 2.58m.

Spacious bathroom with white washbasin, W.C. and bath with shower above. Tiled around bath and basin. Window to front. Tiled 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



OUTSIDE:

The front garden is open plan to the front boundary with a very attractive block-paved area continuing along the side of the house and providing off-road parking. There is also a small lawned area. The paving leads to a single garage in matching style to the house with block and plaster walls and pitched roof.

The rear garden is lawned with a paved patio area wrapping around the conservatory. A block and plaster wall marks one boundary with a picket fence to the rear and remaining boundary.

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 with ensuite shower room.
- Magnificent added conservatory with decorative pine ceiling and outside patio.
- Quality finish throughout with many extras.
- Block paved Driveway for off-road parking.
- White PVC Double Glazed Windows and oil fire central heating.
- Matching single garage with windows and double swing doors.
- Close to Ballina town centre and easy 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**