



FOX & GALLAGHER LTD

PROPERTY CONSULTANTS AND AUCTIONEER

Ballymanagh, Ardagh, Ballina, Co. Mayo Two Bedroom Detached Cottage



An attractive modernised cottage in a very convenient location less than three miles from Ballina. Located just a hundred metres from the Ballina to Crossmolina Road (N59) it occupies a ca. 0.8 acre site and is bordered on three sides by open farmland and unspoilt countryside. The original cottage dates back about sixty years and is considerably larger than most cottages of the period. It has also been extended to the rear so that the accommodation now includes a living room and dining room - both with working fireplaces – two double bedrooms, kitchen and shower room. All internal walls have been plastered, some floors have been covered with laminate and the exterior has been re-rendered and painted.

A good opportunity to obtain a traditional cottage close to a major Mayo town.

Price Region: €185,000



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ACCOMMODATION

PORCH: 1.73m x 1.18m

The original cottage porch is still in use with a wooden, glass-panelled door and a side window. Vinyl covered floor and overhead light. Solid door opens to the dining room.



SITTING ROOM: 4.33m x 3.83m

From the dining room a door leads to another charming reception room, this one with a traditional tile surround fireplace. Wood panelled ceiling, window to front, laminate floor and both TV and telephone points.



DINING ROOM: 4.38m x 3.66m

A door from the porch opens directly into a surprisingly large, cosy dining room with a brick surround fireplace and solid fuel stove. Windows to front and rear give ample natural light. TV point, laminate floor and doors to kitchen and bedroom 2.



ACCOMMODATION

KITCHEN: 2.87m x 1.81m

A small but fully functional kitchen located in an extension to the rear and accessed directly from the dining room. Built in floor and wall units with a stainless steel sink and space for a washing machine and cooker. Window to rear and a painted concrete floor.



BATHROOM: 3.93m x 1.39m

Also part of the rear extension this space provides a separate W.C. with wash basin, tiled shower room and hot press. Painted concrete floor and door to rear garden.



BEDROOM NO. 1 4.32m x 3.10

Accessed from the sitting room this is an excellent double bedroom with the traditional wood panelled ceiling, painted white. Telephone point, curtain and fittings. Window to front. Painted concrete floor.



BEDROOM NO. 2: 3.40m x 2.13m

Accessed directly from the dining room, this a second double bedroom with window to front. Painted concrete floor. Access to the attic.

ATTIC:

The attic runs the length of the cottage and provides additional storage if needed.

OUTSIDE: The cottage is accessed via a small lane from the Ballina to Crossmolina road, about three miles from Ballina and a hundred metres from the road. The front and side of the house are covered in fine gravel and provide off-road parking for several vehicles. To the rear are lawned sloping areas and the boundary is marked by a hedge of shrubs and a wire and post fence. There is a total of 0.8 acres of land.



FEATURES

- **An excellent modernisation of a traditional cottage to provide accommodation and facilities up to modern standards**
- **Ca. 0.80 acres site in a small hamlet.**
- **Open views of the surrounding countryside all round.**
- **Gravelled driveways provide ample off-road parking.**
- **Surprisingly generous internal accommodation with shower room, kitchen, separate dining room and sitting room and two double bedrooms.**
- **Oil-fired central heating augmented with the stove in the dining room.**
- **Two working fireplaces.**
- **Easy commuting distance of Ballina, Crossmolina and Castlebar.**
- **Potential for further expansion to provide enlarged bathroom and kitchen.**
- **A well presented cottage close to Ballina in a rural part of Co. Mayo.**



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