



# FOX & GALLAGHER LTD

PROPERTY CONSULTANTS AND AUCTIONEER

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## **Belleek, Ballina, Co. Mayo Three Bedroom Detached Bungalow**



**This property consists of a traditional cottage, aprox. fifty years old, that has been extended to provide family accommodation. It is located in one of the most popular areas of Ballina adjacent to Belleek woods. From a raised site the property overlooks the woods, local farmland and open countryside. It is within walking distance of schools, Ballina Beverages, Costcutters, The Merry Monk and Belleek Castle.**

**The existing accommodation consists of three double bedrooms, kitchen, bathroom, living room and sitting room. There is considerable potential for modernisation and further extension. Attached to the extension is a large block-built shed that contains a garage and two storage rooms. A further shed forms the third side of an enclosed courtyard that acts as a natural sun-trap.**

**The property is being sold fully furnished with all curtains, light fittings and appliances.**

**Price Region: €180,000**



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# ACCOMMODATION

## **ENTRANCE HALL: 5.01m x 1.28m**

A painted timber door opens to a very bright welcoming reception hall. Carpeted throughout, it leads to the sitting room and living room and features a large picture window overlooking the garden and surrounding countryside.

## **LIVING ROOM: 4.51m x 4.71m**

Opening from the hallway this is a cosy traditional room arranged around a faux marble fireplace with wooden mantle and back boiler. Full-height built-in cupboards fill in the space to either side of the fireplace and a large window provides excellent views of the garden. Carpeted floor.



## **SITTING ROOM: 4.67m x 3.52m**

A second living room accessed directly from the hall with its own tiled fireplace and a picture window facing onto the lane. Carpeted floor.

## **KITCHEN: 3.12m x 2.22m**

This is a compact modern kitchen with oak built-in units. Integrated electric cooker with a washing machine and refrigerator. Vinyl floor.



## **BEDROOM NO. 1: 4.09m x 3.35m**

Double bedroom with front-facing window. Carpeted floor.

## **BEDROOM NO. 2: 4.01m x 3.46m**

Double bedroom with window facing into the courtyard. Carpeted floor.

## **BEDROOM NO. 3: 3.57m x 3.49m**

Double bedroom with window facing into the courtyard. Carpeted floor.



## **BATHROOM: 2.15m x 2.03m**

White W.C., wash basin, and shower cubicle with power shower. Rear facing window. Tiled floor. and walls.



## **GARAGE AND OUTHOUSES:**

Attached to the extension is a block building with corrugated roof that houses a single car garage and two additional spaces that could be used for storage or an outside utility.

## **OUTSIDE:**

The bungalow is accessed by a quite lane that becomes a cul-de-sac just past the boundary. The property consists of a traditional cottage extended to the rear and with attached outbuildings that form a courtyard with garage and storerooms. The total site area is ca.0.5 acres and the site is landscaped with lawns and shrubs.

# FEATURES

- **An attractive extended cottage with great potential for further modernisation.**
- **Located beside Belleek woods in open farmland and close to shops, sporting facilities and other amenities.**
- **Modernized bathroom and kitchen.**
- **Two reception rooms each with a working fireplace.**
- **Oil-fired central heating augmented by a back boiler in the living room.**
- **Outhouses form an outside courtyard.**
- **Three minutes drive to soccer pitches, athletic track and cross-country track.**
- **Enjoys adjacent access to 200 acre unspoilt beauty of Belleek Forest Park and picnic areas**
- **Total site area of ca. half an acre, much of it already landscaped.**
- **Open views over woods and grazing land.**
- **Served by two main roads to Ballina town via Castle Road and Killala Road**
- **A few minutes drive to the centre of Ballina.**
- **Including all furnishings, light fittings, curtains, carpets, blinds and appliances, this home is ready to move into.**



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