



FOX & GALLAGHER LTD

PROPERTY CONSULTANTS AND AUCTIONEERS

Kilgarvin, Bonniconlon, Co. Mayo Four Bedroom Detached House



Located approx two miles from the busy village of Bonniconlon on a quiet, secluded rural site of almost three acres. Set back from the road at the end of a driveway, privacy is guaranteed. A one-and-a-half storey house, built to an attractive design with stone-facing on the porch and enclosed patio to the rear. Four double bedrooms – one downstairs and one ensuite – separate living room and sitting room, kitchen, utility and two bathrooms.

All the rooms are spacious and would provide generous family accommodation. Despite the private location Ballina, Bonniconlon, Enniscrone and Sligo are all within easy driving distance.

PRICE REGION: €320,000



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ACCOMMODATION

ENTRANCE PORCH: 2.38m x 1.72m

Open plan with the entrance hall.

RECEPTION HALLWAY: 2.39m x 1.31m

Smoke alarm. Mains powered bell and smoke alarm. Coving and ceiling rose.

LIVING ROOM: 6.88m x 4.98m

Fireplace (not fitted), 2 windows, French doors to side, coving and ceiling rose.

SITTING ROOM: 5.33m x 4.98m

French windows to patio at side, windows to front and rear, coving, ceiling rose and stairs to first floor.

KITCHEN: 3.33m x 3.18m

UTILITY: 3.19m x 1.68m

SHOWER ROOM: 2.46m x 2.34m

STUDY/BEDROOM 4 (Downstairs): 3.59m x 2.70m

BEDROOM 1: 5.46m x 2.75m

Telephone and TV points and full window to rear.

ENSUITE: 2.52m x 1.31m with Velux window

BEDROOM 2: 5.03m x 2.73m

Telephone and TV points and full window to rear.

BEDROOM 3: 4.57m x 3.91m

Window to side.

BATHROOM: 2.19m x 1.49m - with Velux window.

HOT PRESS: 1.72m x 1.43m



SPECIFICATION

The house has been constructed to a contractor's finish with first and second fixings, plastering, architraving, doors and internal and external painting complete. Installation of kitchen, fireplaces, bathroom furniture, tiling floors etc. is by agreement with the buyer.

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