



# FOX & GALLAGHER LTD

PROPERTY CONSULTANTS AND AUCTIONEER

## Rathreedaun, Bonniconlon, Co. Mayo Five Bedroom Detached Dormer-Bungalow



Located less than a mile from the centre of the busy village of Bonniconlon this property is a very imposing newly-built residence occupying an elevated ca. one acre site in a rural and scenic area. Accommodation includes a living room, sun room, large kitchen/dining room, utility, two bathrooms and five bedrooms, two with ensuite shower rooms. Features include a matching detached single garage, PVC double-glazed windows, solid pine doors, architraving and skirting, finished floors throughout and a magnificent entrance hall. The outside includes a maintenance-covered drive that leads up and around the house for off-road parking. A perfect family home in a tranquil, rural location a short drive from the Ox Mountains.

**PRICE REGION: €265,000**



Teeling Street, Ballina, Co. Mayo.  
Tel. 70900 Fax: 096 75927 Karl: 087 2503641 Patrick: 087 6476160  
Website: [www.foxandgallagher.com](http://www.foxandgallagher.com) Email: [foxandgallagher@eircom.net](mailto:foxandgallagher@eircom.net)



# ACCOMMODATION

## **ENTRANCE HALL: 6.95m x 3.06m**

Spacious reception area approached through a teak door with stained glass windows to either side. An open string staircase leads to the upper floor. Cloakroom and semi-solid floor.

## **SITTING ROOM: 5.87m x 4.58m**

Large principal living area with fireplace and windows to the front and side. Semi-solid floor.

## **SUNROOM: 3.99m x 3.62m**

Accessed by an open archway from the kitchen, this is a classic-design sunroom with windows all round, overlooking open countryside. Recessed lighting, patio doors to the rear garden and semi-solid floor.

## **KITCHEN / DINING ROOM: 8.88m x 4.18m**

A very large 'living kitchen' with spaces for a substantial fitted kitchen and a chimney for a cooking range/stove. Tiled floor to kitchen area and semi-solid floor to living area.

## **UTILITY: 3.27m x 2.38m**

Good-size utility area with space for a washing machine, tumble drier and sink with additional fitted units. Tiled floor

## **BATHROOM: 3.27m x 2.37m**

Tiled floor, white W.C., wash basin, bath and separate shower cubicle with power shower. Window to rear.

## **BEDROOM 1 (GROUND FLOOR): 4.07m x 3.27m**

Window to rear, telephone point, semi-solid floor, ensuite

## **ENSUITE SHOWER ROOM: 2.37m x 0.98m**

White W.C., wash basin and tiled shower cubicle with pumped shower. Window to rear, tiled floor.

## **BEDROOM 2 (GROUND FLOOR): 4.19m x 2.68m**

Window to front, TV point, semi-solid floor. Ideal study/office

## **BEDROOM 3 (FIRST FLOOR): 4.70m x 4.12m**

The master bedroom with Velux and gable windows, walk-in-wardrobe, ensuite shower room and laminate floor.

## **ENSUITE SHOWER ROOM: 2.07m x 1.72m**

White W.C., wash basin and tiled shower cubicle with pumped shower. Velux window, tiled floor.

## **BEDROOM 4: 4.66m x 4.10m**

Large window to front with excellent views, laminate floor.

## **BEDROOM 5: 6.05m x 4.29m**

Two Velux windows and a gable window with views, storage space in attic and laminate floor.

## **BATHROOM: 2.37m x 0.98m**

White W.C., wash basin and shower cubicle with extra-large shower. Velux window, tiled floor.

## **LANDING:**

Velux window, access to attic space and semi-solid floor.

## **OUTSIDE:**

The house is set well back from the road on a one acre site with hedgerows to two sides. A maintenance covered drive leads from the road and surrounds the house to provide generous off-road parking. A detached single garage in a matching design is set off to one side



## FEATURES

- Excellent semi-rural location less than a mile from Bonniconlon centre.
- One acre site including extensive lawned area with mature trees to the side and rear.
- White PVC double-glazing throughout.
- Oil-fired central heating throughout.
- Pine doors, skirting and architraving.
- All floors finished in tile or laminate.
- All bathrooms and shower rooms fitted with sanitaryware.
- Convenient for local schools, church and shops.
- Five bedrooms, one with walk-in-wardrobe, two with ensuite shower rooms.
- Matching detached garage.
- Just a kitchen and fireplace needed for a finished home.
- Good energy rating.
- Ten year Homebond guarantee.
- Perfect family accommodation in a safe, quiet area close to several towns.

**DIRECTIONS:** From Ballina, cross the upper bridge and continue straight through Ardnaree to Bonniconlon. In the centre of Bonniconlon turn left immediately past the 'River Inn' pub. The

le on the right hand side marked by a Fox & Gallagher sign.



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