

FOX & GALLAGHER LTD

PROPERTY CONSULTANTS AND AUCTIONEERS



Teeling Street, Ballina, Co. Mayo.

Tel. 096 70900 Fax: 096 75927 Karl: 087 2503641 Patrick: 087 6476160

Website: www.foxandgallagher.com Email: foxandgallagher@eircom.net

Barnatra, Bangor Erris, Co. Mayo Five Bedroom Detached House



A magnificent, newly-built, five-bedroom detached bungalow perched on a hillside location overlooking Carrowmore lake. Spectacular uninterrupted views of the lake and the surrounding Erris scenery with more than two acres of land to the rear. Extremely well finished inside with tropical hardwood floors, doors and stairs. Partly furnished with completed fitted kitchen, fully-tiled bathrooms, ensuite and upstairs floors. Lacken stone exterior to porch and sunroom. Perfect holiday home or permanent residence in this very beautiful part of Ireland.

Price Region: €240,000



ACCOMMODATION

FRONT PORCH:

Stone faced entrance porch with teak front door that is open plan with the reception hall. Windows to either side provide a light, welcoming space.

ENTRANCE HALLWAY 4.63m x 2.10m

Polished porcelain floors with decorative insert and open plan staircase provide a large reception area with space for cloaks, a relaxation area or computer station. Tropical hardwood stairs lead to the upper floor and the hallway continues round to the bedroom area.



LIVING ROOM: 4.78m x 4.73m

Polished teak floor and large cast-iron fireplace. Double glass doors lead to the dining room.

KITCHEN/DINING ROOM: 6.28m x 3.80m

A very large kitchen with tiled floor and fitted with an extensive range of solid-wood built-in units. Doors lead to the sitting room, sunroom and utility. Large dining area.

SUN ROOM: 3.45m x 2.73m

A very attractive room located to benefit from the beautiful views of the lake. Wood-clad, arched ceiling and windows to two walls. Sliding patio doors lead to the outside patio area.

UTILITY: 2.34m x 1.77

Fitted with the same units as the kitchen there is plumbing for a washing machine and tumble drier and teak door to the rear garden.



BATHROOM: 3.80m x 2.00m

White W.C., wash basin and bath. Wooden panelling around bath. Attractively tiled floor to ceiling with a matching tiled floor.

ACCOMMODATION

BEDROOM NO. 1: 3.70m x 3.43m

The main downstairs bedroom with views over the lake and an ensuite bathroom. Carpeted floor

ENSUITE: 1.90m x 1.50m

White W.C. wash basin, fully-tiled extra-wide shower cubicle with power shower. Tiled floor to ceiling. Tiled floor.

BEDROOM NO. 2: 3.60m x 3.43m

A second downstairs bedroom with views over the lake and carpeted floor.



BEDROOM NO. 3: 3.70m x 3.50m

A third downstairs bedroom with window to the rear. Carpeted floor.

BEDROOM NO. 4: 4.83m x 4.55m

Large upstairs bedroom with two Velux windows. Polished teak floor.

BEDROOM NO. 5: 4.66m x 3.11m

Second upstairs bedroom with walk-in-wardrobe and polished teak floor. Gable and Velux windows.



BATHROOM: 2.57m x 1.87m

Another excellent bathroom on the first floor. White W.C., wash basin and semicircular shower cubicle with power shower. Tiled floor-to-ceiling and tiled floor.

LANDING: 4.96m x 4.84m

An extremely large landing with polished teak floor and two Velux windows. Space for one or more sofas, bookshelves etc. providing, in effect, an upstairs sitting room.

OUTSIDE:

A steep lane leads up from the lake road past the bungalow and a drive leads to the front and side of the house with ample off-road parking. To the rear is an existing half-acre of land ready for landscaping with an additional ca. two acres available if wanted.



FEATURES

- **A spectacular location with uninterrupted views across the most beautiful end of Carrowmore Lake.**
- **Five minutes walk from the lake shore.**
- **Five minutes drive from supermarket, petrol station and school at Barnatra.**
- **Just completed and finished to an unusually high standard with imported tropical woods used for doors, architraving and stairs.**
- **Three downstairs double bedrooms including an ensuite bathroom.**
- **Two further large double bedroom upstairs with a very large landing provided the equivalent of an additional living room.**
- **Oil-fired central heating and teak double-glazing throughout.**
- **Attractive sunroom enjoys the best of the lake views.**
- **Paved patio area accessible from the sunroom.**
- **Partially furnished with high quality imported furniture.**
- **Off-road parking for several vehicles.**
- **An excellent family home on one of the most beautiful sites in Mayo.**



These particulars are issued by Fox & Gallagher Ltd., on the understanding that any negotiations respecting the properties mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and the terms of the properties referred to or any expense incurred in visiting same should it prove to be unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before visiting and are respectfully requested to report their opinion after inspection.

**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**