

# FOX & GALLAGHER

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## **CARNE, BELMULLET, CO. MAYO NEWLY-BUILT FOUR BEDROOM BUNGALOW ON CA. ONE ACRE SITE**



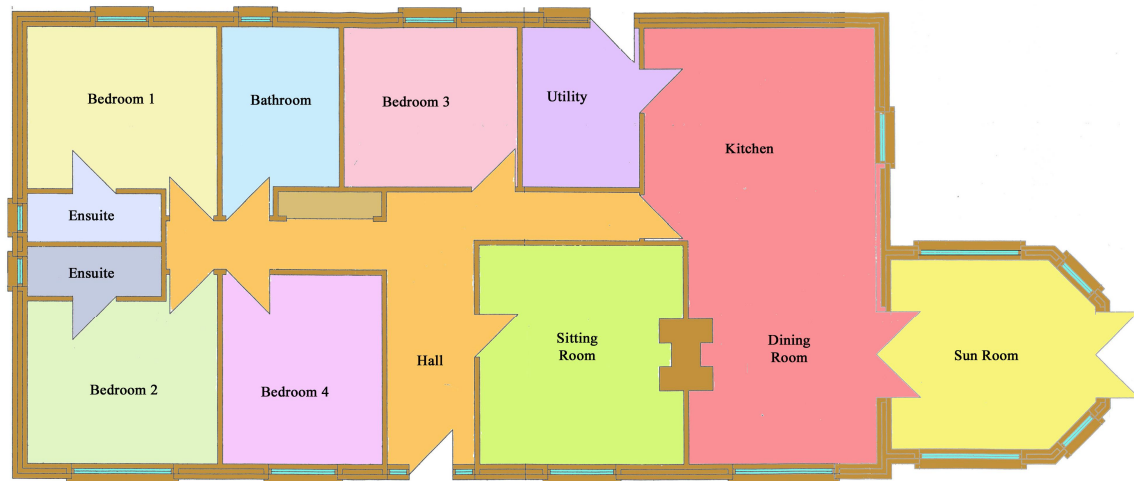
**This large family home is located on one of the best sites in Belmullet on the road that leads from the town centre to the golf course (recently voted the 27<sup>th</sup> best course in the world). There is just one point where the road ‘touches’ the sea and this site occupies that location. Belmullet centre is visible across the bay and the golf course is a short distance away. A sun room has been incorporated into the design to take advantage of the views. In addition there are four double bedrooms, two ensuite, bathroom, living room, utility and very large kitchen/dining room.**



**PRICE REGION: €310,000**

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## FLOORPLAN



### ACCOMODATION:

Entrance Hall	5.25m x 1.80m
Sitting Room:	4.50m x 4.20m
Kitchen/Dining:	9.00m x 4.80m
Utility:	3.30m x 2.40m
Bathroom.	3.30m x 2.40m
Master Bedroom:	3.90m x 3.35m
Ensuite:	2.75m x 1.00m
Bedroom 2:	3.90m x 3.35m
Ensuite:	2.75m x 1.00m
Bedroom 3:	3.60m x 3.30m
Bedroom 4:	3.90m x 3.30m
Sun Room	4.20m x 3.90m

### SPECIFICATION

Bathroom:	PC Sum
Master Bedroom:	Ensuite, TV and sockets
Bedrooms:	TV and sockets
Utility:	Plumbed for dryer and washer
Lawns:	Levelled
Boundary:	Wall in the front. Garden wall along driveway. Fencing to left side and rear.
Windows:	Double-glazed brown PVC.
Driveway:	Gravelled for parking.
Water:	Mains supply to site.
Roof:	Black tiles.
Painting:	One colour throughout.
Electrical:	3 double sockets per bedroom 8 double sockets in kitchen. 3 double sockets in living room 2 double sockets in utility 3 double sockets in hall 2 double sockets in conservatory 1 light (ceiling rose) in each room
Exterior Stonework	Around the front door and sunroom.

### **DIRECTIONS:**

Take the N59 to Bangor and then the Belmullet Road to the roundabout in the town centre. Take the third exit (American Street) and cross over the bridge. Take the left turn towards the golf course. The house is one mile on the right where the road runs by the sea.

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