



# FOX & GALLAGHER LTD

PROPERTY CONSULTANTS AND AUCTIONEERS

## Roy, Geesala, Co. Mayo Five Bedroom Detached Dormer Bungalow



A very attractive, newly-built home located on a spectacular elevated ca. 0.7 acre site on the Geesala peninsula with sea views to three sides and overlooking Achill Island and Black Sod. The exterior is partially Lacken stone-faced and includes a detached double garage with rooms to the rear and above.

The accommodation includes five bedrooms, three with ensuite shower or wash rooms, a family bathroom, living room, sun room, kitchen and utility with a total floor area of almost 2400 sq.ft.

With a featured gourmet kitchen, porcelain tiled floors, brick fireplaces, PVC 'bog oak' double glazed windows and two very large upper floor bedrooms, this property provides a very high standard of family accommodation.

Just three miles from Geesala and walking distance from the local beach, popular for its rock fishing.

**Price Region: €259,000**



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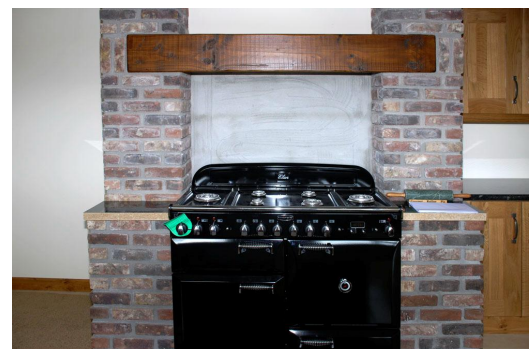
# ACCOMMODATION

## **ENTRANCE HALL: 6.07m x 2.35m**

A 'bog oak' PVC door with windows to either side opens to an open plan porch and a very bright and welcoming reception area. Stained red deal and carpeted stairs lead to the upper floor. Carpeted floor and halogen overhead lights.

## **KITCHEN: 5.45m x 5.05m**

A superb kitchen with solid oak units and island feature. Integral dishwasher and space for a fridge/freezer. A Brick fireplace houses a Rangemaster cooker with double wide gas hob, and double oven. The island holds a wine chiller and provides a breakfast bar. Faux ceiling beams. Porcelain tiled floor.



## **SUNROOM: 4.24m x 4.71m**

A very attractive stone-faced extension to the main bungalow with windows to three sides, tiled floor and a faux brick fireplace with electric flame-effect fire.

## **UTILITY: 3.75m x 2.38m**

Matching solid oak built-in units with built-in washing machine and tumble drier. Stainless steel sink, window and PVC door to rear and tiled floor.

## **LIVING ROOM/DINING ROOM: 5.52m x 4.13m**

An excellent primary living area with brick fireplace surrounding a solid-fuel stove. Three windows provide good natural light, carpeted floor, faux ceiling beams, TV point and halogen overhead lights. Double doors lead directly to the reception hall.



# ACCOMMODATION

## **BATHROOM (Ground Floor): 3.75m x 2.65m**

Large bathroom with white W.C., wash basin, bath and fully tiled shower cubicle. Tiled around bath and Basin and tiled floor. Window to rear.

## **BEDROOM 1 (Ground Floor): 4.13m x 4.07m**

A large double bedroom with three windows to the rear and side, carpeted floor, broadband connection, and aerial and power points on the wall

## **ENSUITE: 1.79m x 1.78m**

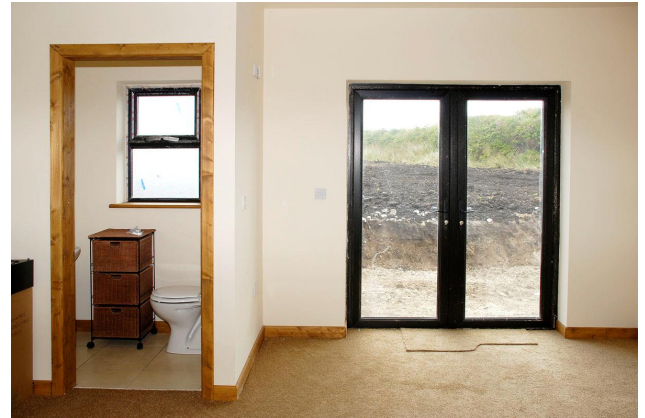
White WC, wash basin, tiled shower with splashbacks to basin, window to rear and porcelain-tiled floor.

## **BEDROOM 2 (Ground Floor): 4.55m x 3.68m**

A large double bedroom with French windows to the rear patio. Carpeted floor.

## **ENSUITE: 1.47m x 1.05m**

A useful wash room with wash basin and W.C. Window to rear and tiled floor.



## **BEDROOM 3 (Ground Floor): 4.11m x 3.02m**

A third double bedroom with side and front-facing windows and carpeted floor.

## **BEDROOM 4 (Upper Floor): 7.21m x 3.86m**

A sensational master bedroom with three velux and one gable-end window. Walk-in wardrobe, attractive sloping ceilings, ensuite shower room, and carpeted floor.

## **ENSUITE: 2.22m x 2.14m**

White WC, wash basin and tiled shower cubicle with power shower. Heated towel rail, Velux window and porcelain tiled floor.

## **BEDROOM 5 (Upper Floor): 6.13m x 4.97m**

Another very large, distinctive double bedroom with a central column, walk-in wardrobe, two Velux windows, a gable end window and a carpeted floor.

## **ENSUITE: 1.79m x 1.78m**

White WC, wash basin and tiled shower cubicle with power shower. Heated towel rail, Velux window and porcelain tiled floor.



## **GARAGE:**

A detached double garage, built to match the house, with up-and-over doors. To the rear is a good-sized room with water and electricity supply. From here stairs lead to two upper attic rooms with gable-end windows. The combination of rooms would provide an excellent 'granny flat' with appropriate planning approvals.

## **OUTSIDE:**

The bungalow occupies a site with a total area of ca. 0.7 acres. The front boundary is marked by a stone-faced wall with pillars at the gateway and a drive leading to the garage and bungalow. The grounds have been levelled, top-soiled and seeded for lawns. To the rear is a large paved patio area.



# FEATURES

- Well designed dormer bungalow on a ca. 0.7 acre site
- Spectacular surroundings with the ocean on three sides and views of Black Sod and Achill Island.
- Partially faced with Lacken stone.
- A very spacious interior with generous family accommodation and a floor area of over 2370 sq.ft.
- Distinctive brick fireplaces in living room, kitchen and sunroom (false).
- Extremely well appointed throughout with gourmet kitchen, porcelain tiles, quality carpets and 'bog oak' PVC double-glazed windows throughout.
- Five double bedrooms, three with ensuite wash rooms and a family bathroom.
- Gas-fired central heating fuelled from an external tank.
- Generous areas for off-road parking.
- Double garage with potential 'granny flat' above.
- Landscaped site with rear patio and lawned areas throughout.
- All appliances, carpets and lights included in the sale.
- Three miles from Geesala with two pubs and a hotel, post office, three shops and a school, and fifteen minutes from Belmullet
- A distinctive family home offering an excellent style of living space.

**Directions:** From Bangor Erris – Take the Geesala Road just past Deane's General Store. In Geesala, turn right at Munnellys. Go for exactly 3 miles and turn left. The property is 100 metres on the left.



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