

FOX & GALLAGHER

PROPERTY CONSULTANTS

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GLENCULLEN LOWER, BANGOR ERRIS, CO. MAYO REFURBISHED TWO BEDROOM COTTAGE ON LARGE SITE



Just three miles from the centre of Bangor Erris, this cottage is surrounded by open space on a quiet peaceful lane close to Carrowmore Lake with views of the Nephin Mountains in the distance. Based on a traditional cottage about sixty years old, the current residence has been completely refurbished with a new roof, new floors, internal and external replastering and total modernisation of the plumbing, heating and electrical systems. Two bedrooms, living room, kitchen and bathroom with a very attractive sunroom and a large studio/workroom in the attic. Located on a ca. one acre undeveloped site. Includes fishing rights, by club membership, in Owenmore River and Carrowmore Lake.

PRICE REGION: €185,000



ACCOMMODATION

Living Room: 4.82m x 4.21m

Timber floor. Window to front. Brick surround working fireplace. Hot press.
Access to both bedrooms, sunroom, kitchen and bathroom with retractable ladder to studio.

Kitchen: 3.91m x 1.46m

Galley kitchen with ample space for built in units and appliances.

Sunroom: 2.93m x 2.67m

Windows to three sides. Front door leads to front garden. Views towards mountains.

Bedroom 1: 4.02m x 3.45m

Window to front. Timber floor.

Bedroom 2: 3.93m x 2.37m

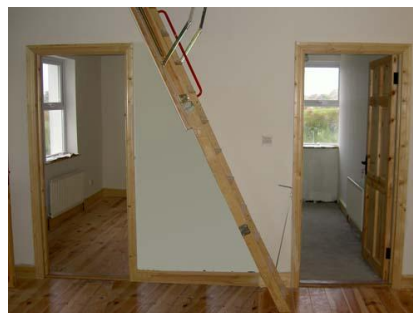
Window to front. Timber floor.

Bathroom: 2.75m x 1.42m

Full bathroom suite will be fitted to buyer's choice.

Studio/Workroom: 4.79m x 2.92m

Open space above bedroom 2 and part of living room. Access by retractable ladder from living room. Velux window provides natural light. Sloping ceiling.



The selling price includes finished floors, furnished bathroom, fitted kitchen and internal painting to be chosen by the buyer. There is a PC sum of €1,000 for the kitchen.

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