

FOX & GALLAGHER

PROPERTY CONSULTANTS

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Gortmore House, Bangor Erris, Co. Mayo Three Bedroom Detached Bungalow



This recently constructed bungalow occupies over an acre of land on one of the most beautiful sites in Erris. The bungalow itself is on a raised elevation and the front garden sweeps down to the shore of Carrowmore Lake. Nestled in a small bay the residence has views across the lake to the far shore.

The lake is famous for its salmon and sea trout fishing.

The accommodation includes a sitting room, kitchen/dining room, utility room, three large bedrooms, two with ensuite shower rooms and a bathroom. Outside are extensive landscaped gardens and a matching single car garage.

Bangor is a fast-growing town, popular as a tourist centre, renowned for its beautiful scenery, fishing and proximity to the West Coast of Mayo.

PRICE REGION: €370,000



ACCOMMODATION

FRONT PORCH: 1.70m x 1.53m

Tiled floor. Coloured glass door. Window.

ENTRANCE HALLWAY: 5.27m x 1.17m

Oak floor. Access to living room, kitchen
And corridor leading to bedrooms.

SITTING ROOM: 4.65m x 4.03m

Timber oak floor. Black slate fireplace with
silver decoration. Two windows to front, with
spectacular views across the lake, and a side
window.



KITCHEN/DINING ROOM: 4.66m x 3.15m

Tiled floor.

Built in wooden units. Dishwasher, cooker, hob
fridge, freezer. Two large windows give ample
natural light. Large dining area.

UTILITY: 2.11m x 1.92m

Plumbing for washer and drier.

Central heating boiler

Tiled floor.



ACCOMMODATION

BEDROOM 1: 4.75m x 3.61m

Pine floor.
Views to front

ENSUITE: 2.43m x 1.02m

White W.C., wash basin. Power shower in cubicle. Tiled floor. Tiled floor to ceiling.

BEDROOM 2: 4.68m x 3.05m

Pine floor. Window to rear.



ENSUITE: 2.45m x 1.04m

White W.C., wash basin. Power shower in cubicle. Tiled floor. Tiled floor to ceiling.

BEDROOM 3: 3.94m x 2.84m

Pine floor. View to front.



BATHROOM : 3.13m x 1.86m

Bath, W.C., wash basin in white. Shower cubicle, half -tiled wall, window. Tiled floor.

LANDING: 6.35m x 1.06m

Oak floor. Access to all bedrooms, bathroom and hot press. Retractable ladder to attic.

HOT PRESS: 1.16m x 0.89m

Shelved.



OUTSIDE:

Extensive cultivated gardens to front and sides, lawned and decorated with large attractive boulders. There is a wide gravelled walkway all round the front garden and surrounding the house. A matching single car garage with room to the rear is located at the back of the house. The site is accessed by a gravel road from the main lakeside road and is walled and gated.

FEATURES

- **Located on a spectacular site on the banks of Carrowmore Lake.**
- **The lake is famous for its salmon and sea trout fishing**
- **Just a few years old, the bungalow has never been regularly used and is in perfect condition.**
- **No expense has been spared on any of the attachments or decorations. Oak floors, slate fireplace, kitchen appliances; everything is best quality**
- **Oil-fired central heating and PVC double-glazing throughout.**
- **Detached matching garage with storeroom to the rear.**
- **Over an acre of land fully landscaped to enjoy the lake views.**
- **Only a five-minute drive from Bangor and all its amenities.**
- **Commuting distances to Castlebar, Ballina and Crossmolina.**
- **This property is ready for immediate occupation.**
- **A perfect holiday home or fulltime residence.**
- **Only a personal inspection could convey the beauty of the setting and the quality of finish in this home**



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