



FOX & GALLAGHER LTD

PROPERTY CONSULTANTS AND AUCTIONEERS

Rossport, Co. Mayo Four Bedroom Detached Bungalow



A large and imposing four-bedroom bungalow occupying an elevated site overlooking the sea where it flows in from Black Sod around Rossport peninsula. Total site area is ca. one and a half acres of mostly uncultivated land. Four double bedrooms, three with ensuite shower rooms and one with a door to the family bathroom, living room, formal dining room, large kitchen and utility with a floored attic that could be converted to provide additional accommodation. Spectacular views across the inlet to the distant hills. This most-westerly part of County Mayo is very rugged and scenic and is a perfect location for holidays or as a place to settle away from the bustle of city life.

PRICE REGION: €249,000



Teeling Street, Ballina, Co. Mayo.



Tel. 70900 Fax: 096 75927 Karl: 087 2503641 Patrick: 087 6476160
Website: www.foxandgallagher.com Email: foxandgallagher@eircom.net



ACCOMMODATION

HALLWAY: 5.91m x 1.87m

A white-painted timber door with windows to either side leads to a spacious reception area with laminate floor and pine stairs leading to the attic.



LIVING ROOM: 5.79m x 4.47m

A large primary living area with a timber fireplace and bottled gas, flame-effect fire on the end wall. Two front-facing windows with vertical blinds and curtains enjoy excellent views across the inlet to Pullathomas. TV point and laminate floor.



DINING ROOM: 4.47m x 3.69m

An excellent second reception room with timber fireplace and bottled gas flame-effect fire. A picture window with vertical blinds and curtains faces front and enjoys the sea views. Laminate floor.

KITCHEN: 6.38m x 3.97m

A very large kitchen with a good range of built-in units with stainless steel sink and space for a cooker and fridge/freezer., dishwasher and stainless steel sink. Built-in breakfast bar for four people and space for an extra dining table. Two windows to the side and one to the front, all with spectacular views. Vertical blinds throughout. All pipes plumbed-in for an oil-fired range. TV point and laminate floor.

UTILITY: 2.86m x 2.66m

Matching units and surfaces with plumbing for a washing machine and tumble drier. Window to side with views and PVC door leading to the rear garden. Stainless steel sink and drainer. Laminate floor.



ACCOMMODATION

BEDROOM 1: 3.95m x 2.68m

A double bedroom with rear-facing window and laminate floor.

ENSUITE: 2.66m x 0.97m

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

BEDROOM 2: 4.47m x 3.97m

The master bedroom with front-facing window, vertical blinds and curtains, TV point and laminate floor.

ENSUITE: 2.48m x 1.14m

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



BEDROOM 3: 3.66m x 3.27m

A third double bedroom with rear-facing window, curtains and blinds. Laminate floor.

ENSUITE: 3.25m x 0.96m

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

BEDROOM 4: 3.59m x 3.28m

A fourth double bedroom with rear-facing window, vertical blinds and curtains. A side door gives access to the family bathroom. Laminate floor

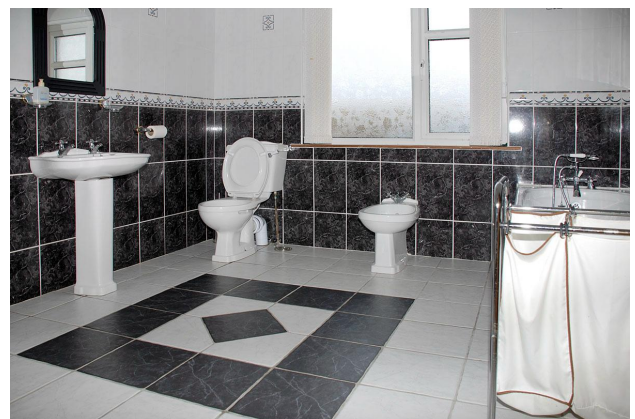
BATHROOM: 3.24m x 2.96m

A large impressive family bathroom tiled floor to ceiling in patterned black and white tiles. Feature wash basin, W.C., bath and corner shower unit with power shower. Tiled floor.



ATTIC:

The attic is accessed from stairs leading from the hallway. It has been floored with chipboard, has four installed Velux windows and runs for the full length of the bungalow. Plumbing is already in place for extension of central heating and bathroom connections. Potential for playroom or bedrooms.



OUTSIDE:

The site occupies approx. one and a half acres and is largely uncultivated. A small lane leads up from the road and a drive continues up to and all around the bungalow providing drive-round access and off-road parking for a number of vehicles. A wooden post and rail fence surrounds the bungalow. The residence occupies an elevated position overlooking a sea inlet to Pullathomas on the opposite side. There are excellent views to three sides and a short walk down to the sandy beach. Rossport is just over a mile away.

FEATURES

- **Located in a very scenic and peaceful part of the West of Ireland.**
- **Occupies an elevated site that enjoys spectacular views of the sea and local hills.**
- **Just five years old and very well maintained.**
- **A large, private plot with great potential for landscaping.**
- **Set well back from the road and only accessible from a short lane.**
- **Four double bedrooms, three with ensuite shower rooms.**
- **Very large kitchen and utility with built-in breakfast bar.**
- **Formal dining room separate from the living room.**
- **PVC double-glazing and oil-fired central heating throughout.**
- **All round drive with ample room for off-road parking of several vehicles.**
- **A short walk to a sandy beach with a shop, post office and both junior and senior schools only a mile away.**
- **Potential for use as a B&B or for short term holiday letting and currently listed in 'Holiday Cottages' brochure.**
- **A perfect holiday or family home in a private peaceful location.**



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.