

# FOX & GALLAGHER

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## 8 Srahanarry, Bangor Erris, Co. Mayo Five Bedroom Detached House



Located on one of the finest developments in Bangor this imposing house provides five good-sized bedrooms, bathroom, living room, kitchen/dining room, separate formal dining room, utility and downstairs W.C. The rear garden slopes gently down to the Owenmore River, famous for its salmon fishing and there are spectacular views of the Nephin Beg mountains. All of this is within easy walking distance of the centre of Bangor Erris. An idyllic home for holidays or permanent occupation.

**PRICE REGION: €295,000**



# ACCOMMODATION

## **ENTRANCE HALL:**

From outside, a PVC door with glass inserts leads to a large, light reception area. There are full length windows to either side of the door, polished oak floors and a pine staircase to the first floor. Coving all round. Doors lead to the sitting room, kitchen and bedroom 5.

## **W.C.: 1.22m x 0.81m**

Located under the stairs. White W.C. and corner wash basin. Oak floor.

## **UTILITY ROOM: 3.55m x 2.11m**

Fitted with matching maple units and surfaces, there is plumbing for a washing machine and tumble drier and space for a fridge/freezer. A PVC door leads to the rear garden. Tiled floor.

## **SITTING ROOM: 4.24m x 3.29m**

Another very light room with large bay windows to the front. Maple surround fireplace with tile inserts and granite base. Coving all round, ceiling rose and TV point.



## **DINING ROOM: 3.75m x 3.38m**

Separated from the kitchen by an archway, this room could be used as formal dining room or an informal living area in the 'living kitchen' style. Polished oak floor, coving all round. Double patio doors lead to the rear garden. TV point

## **BEDROOM NO. 5: 3.61m x 2.74m**

A flexible additional reception room that could be fifth bedroom, study, playroom, etc. Large windows to front and side with oak floor. Ensuite

## **ENSUITE: 3.75m x 3.38m**

White W. C. and wash basin. Tiled floor. Half tiled walls with fully tiled shower cubicle.



## **KITCHEN/DINING: 4.23m x 3.42m**

Maple built-in units with integrated dishwasher, gas hob, electric oven, extractor and harlequin tiled splash backs to all surfaces. Downlighters and tiled floor.



# ACCOMMODATION

## **BEDROOM NO. 1: 3.37m x 3.30m**

Large window to rear with sensational views of the Owenmore River, bridge, Bangor Church and across to the Nephin Beg mountains.  
French Pine floor. TV point.

## **ENSUITE: 1.74m x 1.73m**

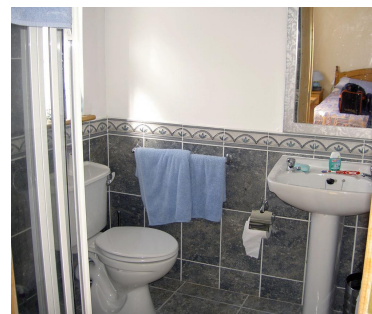
White W. C. and wash basin. Tiled floor. Half tiled walls and fully tiled, semi-circular shower cubicle with power shower. Fitted mirror. Window to rear.

## **BEDROOM NO. 2: 3.75m x 3.30m**

French pine floor. Window to rear.

## **BEDROOM NO. 3: 4.45m x 2.98m**

French pine floor. Built in wardrobes.  
Fitted Shelves



## **BEDROOM NO. 4: 3.30m x 2.14m**

Timber floor. Built in wardrobes.  
Fitted Shelves

## **BATHROOM : 2.36m x 1.82m**

Power shower in enclosure. W.C. and wash basin. Partially tiled walls with decorative trimmed wood to lower parts.



## **OUTSIDE:**

The house is located in a quiet corner of the development away from the road. The front garden is fully lawned and includes a Tarmaced driveway that provides off-road parking to the front and side of the house. The rear garden is accessible from either side and is simply grassed. It terminates with a wire and post fence that is a few feet from the banks of the Owenmore River.



# FEATURES

- **An imposing house on a very prestigious development near the centre of Bangor Erris.**
- **Just four years old and used as a holiday home this house is in ‘as new’ condition with many additions and improvements.**
- **A downstairs bedroom that could also be used as study or playroom.**
- **Rear garden leads directly to the banks of the river.**
- **Spectacular views from every window.**
- **PVC, double-glazed windows and doors throughout.**
- **Ample off-road parking for several vehicles.**
- **Oil fired central heating.**
- **A short walk to all the amenities of Bangor.**
- **Just a short drive to Carrowmore Lake and fifteen minutes to the busy town of Belmullet and the scenic Broadhaven and Blacksod Bays.**
- **Decorated to a high standard this property is ready for immediate occupation.**
- **This is the perfect residence for anyone wanting to enjoy the West of Ireland at its best, either as a holiday home or permanent residence.**



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