



# FOX & GALLAGHER LTD

PROPERTY CONSULTANTS AND AUCTIONEER

## Church Road, Crossmolina, Co. Mayo Two Bedroom Townhouse



**Price Region:  
€140,000**

**Charming traditional townhouse in Crossmolina town centre nestled next to a laundry and a row of similar homes on the Ballycastle Road that leads to the old church. The Deel River runs parallel to the road and is visible from the main bedroom with the river walk just a few steps from the front door.**

**Good rear garden with roofed patio, elevated shed and a drive to the back lane. Two bedrooms, living room, kitchen/dining room and bathroom. Short walking distance to shops, school, church etc. and a short drive to Lough Conn pier.**

**Excellent first home or buy-to-let in this popular, historical town.**



Teeling Street, Ballina, Co. Mayo.



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# ACCOMMODATION

## **ENTRANCE HALL: 1.24m x 1.01m**

A teak door opens to a small reception area with access to living room and a carpeted pine staircase leading to the upper floor.

## **LIVING ROOM: 4.14m x 3.40m**

Bright main living area with a rustic pine fireplace with cast iron surround and granite base. Recessed storage cupboard, centre light and front-facing window with curtains and pole. Polished pine floor and TV point.



## **KITCHEN/DINING ROOM: 3.79m x 3.50m**

A good-sized kitchen area that provides modern facilities. Built-in oak units with surfaces and tiled splashbacks. Space for electric hob and oven, extractor, stainless steel sink, refrigerator/freezer, washing machine and tumble drier. Window and glass-panelled teak door opening to the rear garden. Centre spot lights Polished pine floor.

## **BEDROOM NO. 1: 3.50m x 3.25m**

Double bedroom with two built-in wardrobes, front-facing window with curtains and carpeted floor.

## **BEDROOM NO. 2: 3.70m x 1.94m**

Built-in double wardrobe, window to rear with curtains and pole. Carpeted floor.

## **BATHROOM: 2.74m x 1.43m**

Excellent modern bathroom with white WC, wash basin and twin shower cubicle with dual power showers. Tiled floor-to ceiling and tiled floor. Illuminated mirror and window to rear.

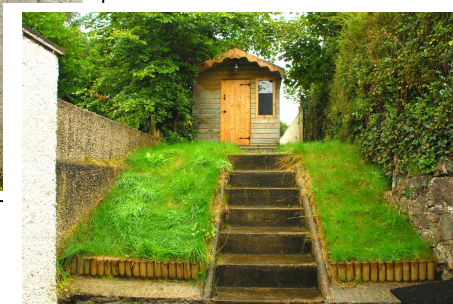
## **OUTSIDE:**

To the rear a door open to a concreted area with corrugated transparent PVC roof. A lawned area with concrete steps leads up to a large wooden potting shed fitted with shelving. Behind the shed a gravel drive leads to a public lane with full vehicular access.



# FEATURES

- **Two bedroom home situated in a good town centre location.**
- **Good rear garden with covered patio, steps, potting shed and rear drive.**
- **A short walk from Crossmolina town centre.**
- **River Deel views and easy access to the attractive river walk.**
- **Fireplace with rustic pine surround in living room**
- **Fully modernised bathroom with dual power showers**
- **Curtains, poles, light fittings and some appliances are included in the sale.**
- **White PVC Double Glazed Windows throughout**
- **Oil-fired central heating with underground oil tank**
- **Easy commuting distances to Ballina and Castlebar.**
- **Excellent value for a centrally located home.**
- **Ideal first family home or investment property, ready for immediate occupation.**



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**FOX & GALLAGHER, PROPERTY CONSULTANTS,  
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