



# FOX & GALLAGHER LTD

PROPERTY CONSULTANTS AND AUCTIONEER

---

## **Coolturk, Crossmolina, Co. Mayo Three Bedroom Detached Bungalow**



**An attractive, modern bungalow occupying a one-third-acre site in the beautiful rural countryside just three miles from Crossmolina. Located on a small lane a few hundred yards from the road this property enjoys peace and quiet at all times. Accommodation includes three bedrooms, living room, kitchen and bathroom and the attic has been converted to provide three more rooms, a shower room and W.C. with potential for conversion to bedrooms and ensuite. Ideally located for all the attractions and facilities of North Mayo this is a perfect holiday home or excellently priced family home.**

**Price Region: €150,000**



Teeling Street, Ballina, Co. Mayo.  
Tel. 096 70900 Fax: 096 75927 Karl: 087 2503641 Patrick: 087 6476160  
Website: [www.foxandgallagher.com](http://www.foxandgallagher.com) Email: [foxandgallagher@eircom.net](mailto:foxandgallagher@eircom.net)



# ACCOMMODATION

## **ENTRANCE HALL: 4.60m x 2.09m**

A teak door, painted outside and stained inside, with decorative glass insert and side panel opens to a reception hall with stained pine floor and carpeted stairs leading to the upper floor. The area under the stairs is open with space for a sofa, computer desk or cloaks area.

## **LIVING ROOM: 4.57m x 4.14m**

Excellent primary living area with windows to the front and side and a brick fireplace with a fire that fuels the central heating system. Stained pine floor.

## **KITCHEN/DINING ROOM: 4.57m x 4.20m**

A large area with a kitchen to one end. Built-in oak units with space for a washing machine, tumble drier, dishwasher and fridge with a free standing electric cooker. Ample room for a dining table with patio doors leading to the rear garden. Tiled floor throughout.

## **BATHROOM: 2.07m x 1.90m**

White W.C., wash basin and bath with shower and glass splash door. Tiled around bath and basin. Window to rear and stained pine floor.

## **BEDROOM NO. 1: 3.32m x 3.08m**

A double bedroom with window to the rear. Laminate floor.

## **BEDROOM NO. 2: 3.09m x 3.08m**

A double bedroom with window to the rear. Laminate floor.

## **BEDROOM NO. 3: 4.28m x 3.06m**

A double bedroom with window to the front. Laminate floor.

## **ATTIC ROOMS**

A staircase has been installed in the front hall leading to the attic which has been fully converted to provide three rooms, a bathroom and separate W.C. Some alterations would have to be made for use as bedrooms, to fulfil fire regulations, but there is excellent potential to increase the property to five or six bedrooms, one with ensuite shower room.

## **ROOM 1: 4.07m x 3.32m**

Laminate floor, Velux window, pine-panelled sloping roof and walk-in storage cupboard.

## **SHOWER ROOM: 2.29m x 2.00m**

White W.C., wash basin and fully tiled shower cubicle with power shower. Tiled floor and vinyl-covered walls.

## **ROOM 2: 3.15m x 1.96m**

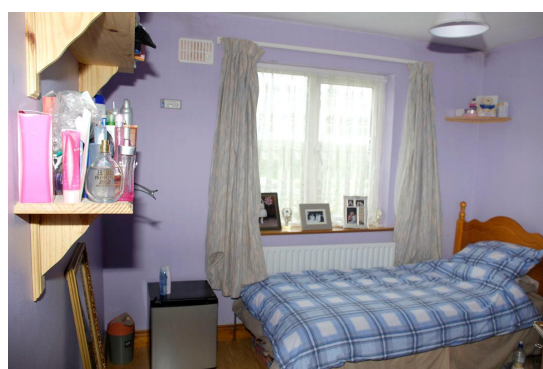
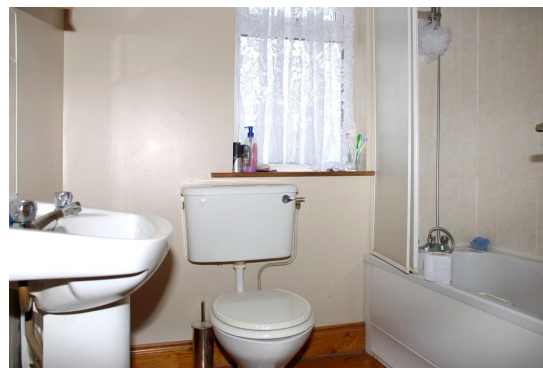
Velux window, pine sloping ceiling, electric heater and laminate floor.

## **ROOM 3: 4.25m x 1.99m**

Velux window, built-in cupboards, electric heater and laminate floor.

## **OUTSIDE:**

A drive leads from the road to the bungalow. The total site area is ca. one-third of an acre and is lawned throughout.



# FEATURES

- **Good-sized three-bedroom home situated in a beautiful rural location.**
- **Open views in all directions.**
- **Just three miles from Crossmolina and twenty minutes from Ballina.**
- **Central location for the Erris peninsula, North Mayo coast and local fishing and hiking facilities.**
- **Double glazed windows throughout with solid fuel central heating**
- **Large site (ca. 1/3 acre), lawned but not landscaped. Ideal for vegetable growing.**
- **Good accommodation with three bedrooms, living room, kitchen and bathroom.**
- **Large converted attic with bathroom and potential for three more bedrooms.**
- **A modern bungalow that would make an ideal private retreat or first family home.**



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.

**FOX & GALLAGHER, PROPERTY CONSULTANTS,  
TEELING STREET, BALLINA, CO. MAYO.**

**TEL. 096 - 75924/75925/75926 FAX: 096 75927 TEL. KARL 087 2503641 TEL PAT. 087 6476160  
EMAIL: [foxandgallagher@eircom.net](mailto:foxandgallagher@eircom.net) Website: [www.foxandgallagher.com](http://www.foxandgallagher.com)**