

FOX & GALLAGHER LTD

PROPERTY CONSULTANTS

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17 Erris Gardens, Crossmolina, Co. Mayo Three Bedroom End Townhouse



Attractive modern three bedroom townhouse on a new development close to the town centre, River Deel and Lough Conn.

Three bedrooms, living room, kitchen/dining room, bathroom, and downstairs W.C. with small private rear garden.

In excellent condition, this house would be an ideal first home or holiday home close to many of the Mayo attractions.

PRICE REGION: €160,000

ACCOMMODATION

ENTRANCE HALL: 2.42m x 2.26m

Hardwood front door with glass panels. Red deal stairs and banisters with storage cupboard under the stairs. Small window to front garden. Access to W.C., kitchen and living room. Tiled floor.

LIVING ROOM: 5.65m x 3.32m

Good-sized living area with distinctive, rustic-pine fireplace with cast iron surround and tile base as a focal point. Window to front and patio doors to rear garden. Double doors to kitchen. Door to hallway. TV point. Tiled floor.



KITCHEN/DINING ROOM: 3.25m x 3.25m

Good range of beech effect, built-in units with electric hob and oven, extractor, stainless-steel sink, fridge/freezer and washing machine. Tiled splashbacks, window to rear and smoke detector.

Dining area with ample room for a four seat table. Double doors open to living room. Tiled floor throughout.

W.C. 1.08m x 0.80

Located under the stairs and accessed from the hallway. White W.C. and wash basin with extractor fan. Tiled floor.

BEDROOM NO. 1: 4.18m x 2.97m

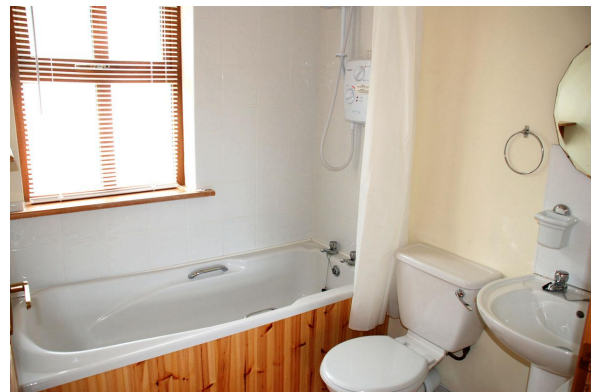
Double bedroom with built-in wardrobe and mirror. Window to rear garden. French pine floor.

BEDROOM 2: 3.06m x 2.99m

Double bedroom with built-in wardrobe and mirror. Window to rear garden. French pine floor.

BEDROOM 3: 2.42m x 1.76m

Double bedroom with built-in wardrobe. Window to front



BATHROOM: 1.94m x 1.77m

White W.C., wash basin and bath. Power shower over bath with shower curtain. Full height tiling around bath. Built-in mirror. Frosted window to rear and tiled floor.

LANDING: 3.60m x 3.56m

French pine floor to galleried landing area with red deal stairs and banisters. Hot press with slatted shelves. Smoke alarm and access to attic space. Door lead to all three bedrooms.

OUTSIDE:

This an end house facing the entrance road and the rear garden can be accessed from a wooden gate to the front. To the rear are mature trees. The front opens directly to the walkway with parking for two or more vehicles.

FEATURES

- **Modern townhouse in a very attractive new development.**
- **Within easy walking distance of Crossmolina town centre.**
- **Private rear garden.**
- **Dedicated parking area away from the road.**
- **Oil fired central heating and double glazed windows throughout.**
- **Three good-sized bedrooms.**
- **Very well equipped kitchen with generous storage space.**
- **Downstairs W.C.**
- **Excellent value for money.**
- **An end house that has additional privacy over other houses in the development.**
- **An ideal first home or holiday home close to all conveniences.**



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