

FOX & GALLAGHER LTD

PROPERTY CONSULTANTS

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Enniscoe, Castlehill, Ballina, Co. Mayo Four Bedroom Detached Bungalow



A very spacious and attractive four bedroom detached bungalow located on a large site just over two miles from the centre of Crossmolina. To the rear is the forest surrounding The Heritage Centre to the front are open views to Mount Nephin. Lough Conn is a short distance away making this is a beautiful rural/suburban area. Very generous accommodation with living room, study, kitchen/dining room, utility, guest W.C., bathroom, four double bedrooms (one ensuite), two-car garage and large front and rear gardens with patio.

The bungalow is in excellent condition and has been thoughtfully and professionally improved throughout. Ideal family home in a popular location.

PRICE REGION: €310,000

ACCOMMODATION

PORCH:

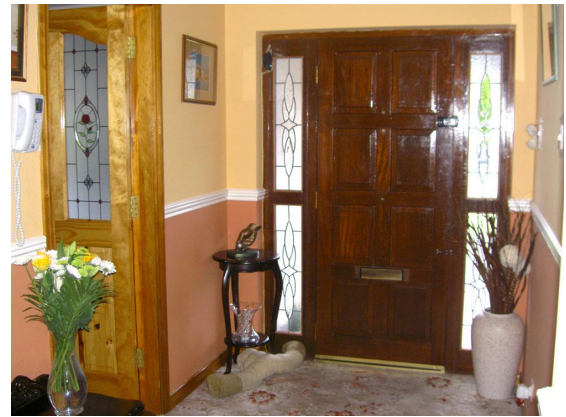
Open porch with three arches opening to a paved External area.

ENTRANCE HALL: 4.14m x 1.80m

Teak door with full-height windows to either side leads to bright reception area with carpeted floor, textured ceiling, dado rail and coving.

SITTING ROOM: 5.17m x 3.83m

Teak fireplace with marble surround and base with teak built-in units and display cabinets to either side. Picture window to front garden, dado rail, timber floor, TV point and large decorative rose with textured centre on the ceiling.



KITCHEN/DINING ROOM: 7.12m x 3.86m

A large, very attractively equipped area with solid wood built-in units, cooker, range, fridge/freezer, tiled splashbacks to all surfaces and cork-tiled floor. A surfaced peninsula separates the kitchen from the dining area – a large area with carpeted floor and two windows to the front garden



From the kitchen a door leads to an inner hallway that leads to a utility, W.C. and study.

UTILITY: 3.67m x 3.63m

Built-in wall and floor units. Double-drainer sink, plumbing for dishwasher, washing machine and tumble drier. Tiled floor.

STUDY: 3.36m x 2.42m

Red deal floor and window to front garden.

GUEST W.C. 2.25m x 1.20m

White WC and wash basin. Tiled floor

ACCOMMODATION

BEDROOM 1: 4.40m x 3.29m

Built-in wardrobes. Carpeted floor, TV point and window to front.

ENSUITE: 3.00m x 0.88m

Ivory W.C., wash basin and shower Base with electric shower. Tiled floor to Ceiling. Tiled floor.



BEDROOM 2: 3.18m x 3.05m

Built-in wardrobe and dressing table. Window to rear garden. Carpeted floor.

BEDROOM 3: 3.02m x 2.92m

Built-in wardrobe and dressing table. Window to rear garden. Carpeted floor.

BEDROOM 4: 3.93m x 2.96m

Integrated bed, wardrobes and dressing table. Window to rear. Carpeted floor.

BATHROOM: 2.90m x 2.11m

Pink W.C., wash basin and bath. Window to rear. Tiled floor-to-ceiling, tiled floor and built-in cupboards.



OUTSIDE:

A capped wall with double gates marks the boundary to the road. Well tended, landscaped gardens to the front, side and rear. At the rear of the house is a paved patio area with balustrade wall and ramp down to the main lawn. There is a two-car garage that exactly matches the bungalow. The driveway and front apron to the house have been tarmaced to provide off-road parking for several cars.

FEATURES

- Located in a quiet rural area just a mile and a half from Crossmolina town.
- Built around twenty years ago this property has been beautifully maintained and modernised to provide a bright, comfortable home with all conveniences.
- Includes a matching, detached double garage.
- Rear garden has an attractive patio area with balustrade wall.
- Oil fired central heating augmented by a back boiler to the range and living room fire.
- Tarmaced driveway and apron for off-road parking.
- Large landscaped gardens all round the house.
- Planning permission already obtained for four further bedrooms in the attic.
- Easy commuting distances to Castlebar, Foxford, Ballina and Crossmolina.
- Decorated to an extremely high standard this property is ready for immediate occupation.



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