



FOX & GALLAGHER LTD

PROPERTY CONSULTANTS AND AUCTIONEER

Ballina Road, Foxford, Co. Mayo Three Bedroom Detached Bungalow



Attractive bungalow, just seven years old, close to the centre of the busy town of Foxford. Located on the Ballina Road close to the bridge over the River Moy, all the facilities of the town are within easy walking distance.

Three bedrooms, living room, kitchen/dining room, utility and bathroom with outside yard and block-built lean-to.

Easy commuting distance of Ballina and Castlebar

Excellent family home in a very attractive location.

Price Region: €170,000



Teeling Street, Ballina, Co. Mayo.
Tel. 096 70900 Fax: 096 75927 Karl: 087 2503641 Patrick: 087 6476160
Website: www.foxandgallagher.com Email: foxandgallagher@eircom.net



ACCOMMODATION

ENTRANCE HALL: 4.38m x 1.81m

A teak door with stained glass inserts leads directly into a large welcoming reception area with tiled floor and two front-facing windows. Doors lead to the living room and two bedrooms.



LIVING ROOM: 4.83m x 4.37m

A good-sized main living area with a cast-iron fireplace with granite base. Rear-facing window and doors leading to bedroom 3, utility and kitchen. Carpeted floor.

KITCHEN/DINING ROOM: 3.63m x 3.34m

Large kitchen area with an excellent range of built-in units in solid pine. Integrated stainless steel sink and extractor fan with space for a cooker and fridge/freezer. Window to rear, hot press with slatted shelves in corner and ample room for a four-seater dining table. Tiled floor.



UTILITY: 3.23m x 1.71m

Accessed directly from the kitchen, this is an unusually spacious utility area with plumbing for a washing machine and tumble drier and the central heating boiler. Rear-facing window and PVC door to rear yard. Vinyl covered floor.

BEDROOM NO. 1: 3.63m x 3.31m

Accessed from the reception hall, this is a good-sized double bedroom with front-facing window fitted with nets and curtains. Carpeted floor.

BEDROOM NO. 2: 3.63m x 3.31m

Accessed from the reception hall, this is a good-sized double bedroom with front-facing window fitted with nets and curtains. Carpeted floor.

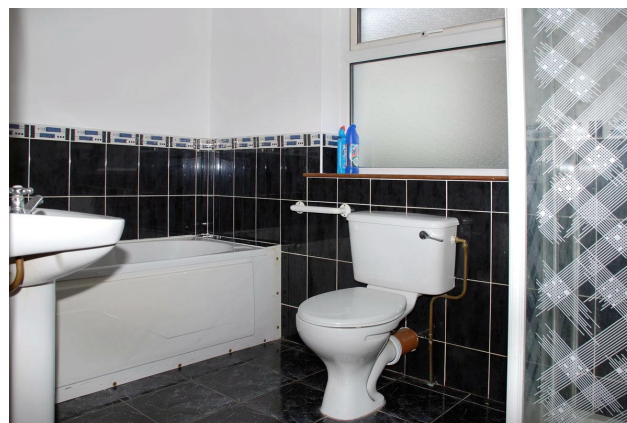


BEDROOM NO. 3: 3.63m x 3.33m

Accessed from the living room, this is a good-sized double bedroom with rear-facing window fitted with nets and curtains.

BATHROOM: 3.01m x 1.79m

White WC, wash basin, bath and shower cubicle with power shower. Half-tiled walls, window to side and tiled floor.



OUTSIDE:

Block and plaster wall to the front boundary. Walkway all round the bungalow with a small yard and lean-to at the rear. Ample off-road parking.

FEATURES

- **Good-sized three bedroom home situated in a very convenient location.**
- **Within easy walking distance of Foxford centre with shops, pubs, restaurants, churches and schools.**
- **A short drive to Ballina, Castlebar and Pontoon.**
- **Oil-fired central heating and white PVC double-glazing throughout.**
- **Three double bedrooms.**
- **Fully fitted kitchen/dining room with separate utility.**
- **Generous accommodation with sun room and three bedrooms.**
- **Close to the River Moy with its excellent salmon fishing.**
- **Total floor area of 1,200 sq.ft.**
- **Just seven years old.**
- **Good condition internally and externally and ready for immediate occupation.**



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 Website: www.foxandgallagher.com**



FOX & GALLAGHER LTD

PROPERTY CONSULTANTS AND AUCTIONEER

Ballina Road, Foxford, Co. Mayo Three Bedroom Detached Bungalow



Attractive bungalow, just seven years old, close to the centre of the busy town of Foxford. Located on the Ballina Road close to the bridge over the River Moy, all the facilities of the town are within easy walking distance.

Three bedrooms, living room, kitchen/dining room, utility and bathroom with outside yard and block-built lean-to.

**Easy commuting distance of Ballina and Castlebar
Excellent family home in a very attractive location.**

Price Region: €170,000



Teeling Street, Ballina, Co. Mayo.
Tel. 096 70900 Fax: 096 75927 Karl: 087 2503641 Patrick: 087 6476160
Website: www.foxandgallagher.com Email: foxandgallagher@eircom.net



ACCOMMODATION

ENTRANCE HALL: 4.38m x 1.81m

A teak door with stained glass inserts leads directly into a large welcoming reception area with tiled floor and two front-facing windows. Doors lead to the living room and two bedrooms.



LIVING ROOM: 4.83m x 4.37m

A good-sized main living area with a cast-iron fireplace with granite base. Rear-facing window and doors leading to bedroom 3, utility and kitchen. Carpeted floor.

KITCHEN/DINING ROOM: 3.63m x 3.34m

Large kitchen area with an excellent range of built-in units in solid pine. Integrated stainless steel sink and extractor fan with space for a cooker and fridge/freezer. Window to rear, hot press with slatted shelves in corner and ample room for a four-seater dining table. Tiled floor.



UTILITY: 3.23m x 1.71m

Accessed directly from the kitchen, this is an unusually spacious utility area with plumbing for a washing machine and tumble drier and the central heating boiler. Rear-facing window and PVC door to rear yard. Vinyl covered floor.

BEDROOM NO. 1: 3.63m x 3.31m

Accessed from the reception hall, this is a good-sized double bedroom with front-facing window fitted with nets and curtains. Carpeted floor.

BEDROOM NO. 2: 3.63m x 3.31m

Accessed from the reception hall, this is a good-sized double bedroom with front-facing window fitted with nets and curtains. Carpeted floor.

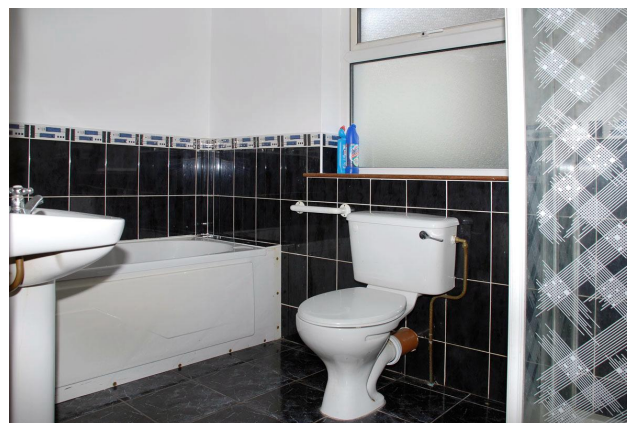


BEDROOM NO. 3: 3.63m x 3.33m

Accessed from the living room, this is a good-sized double bedroom with rear-facing window fitted with nets and curtains.

BATHROOM: 3.01m x 1.79m

White WC, wash basin, bath and shower cubicle with power shower. Half-tiled walls, window to side and tiled floor.



OUTSIDE:

Block and plaster wall to the front boundary. Walkway all round the bungalow with a small yard and lean-to at the rear. Ample off-road parking.

FEATURES

- **Good-sized three bedroom home situated in a very convenient location.**
- **Within easy walking distance of Foxford centre with shops, pubs, restaurants, churches and schools.**
- **A short drive to Ballina, Castlebar and Pontoon.**
- **Oil-fired central heating and white PVC double-glazing throughout.**
- **Three double bedrooms.**
- **Fully fitted kitchen/dining room with separate utility.**
- **Generous accommodation with sun room and three bedrooms.**
- **Close to the River Moy with its excellent salmon fishing.**
- **Total floor area of 1,200 sq.ft.**
- **Just seven years old.**
- **Good condition internally and externally and ready for immediate occupation.**



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 Website: www.foxandgallagher.com**



FOX & GALLAGHER LTD

PROPERTY CONSULTANTS AND AUCTIONEER

Ballina Road, Foxford, Co. Mayo Three Bedroom Detached Bungalow



Attractive bungalow, just seven years old, close to the centre of the busy town of Foxford. Located on the Ballina Road close to the bridge over the River Moy, all the facilities of the town are within easy walking distance.

Three bedrooms, living room, kitchen/dining room, utility and bathroom with outside yard and block-built lean-to.

Easy commuting distance of Ballina and Castlebar

Excellent family home in a very attractive location.

Price Region: €170,000



Teeling Street, Ballina, Co. Mayo.
Tel. 096 70900 Fax: 096 75927 Karl: 087 2503641 Patrick: 087 6476160
Website: www.foxandgallagher.com Email: foxandgallagher@eircom.net



ACCOMMODATION

ENTRANCE HALL: 4.38m x 1.81m

A teak door with stained glass inserts leads directly into a large welcoming reception area with tiled floor and two front-facing windows. Doors lead to the living room and two bedrooms.



LIVING ROOM: 4.83m x 4.37m

A good-sized main living area with a cast-iron fireplace with granite base. Rear-facing window and doors leading to bedroom 3, utility and kitchen. Carpeted floor.

KITCHEN/DINING ROOM: 3.63m x 3.34m

Large kitchen area with an excellent range of built-in units in solid pine. Integrated stainless steel sink and extractor fan with space for a cooker and fridge/freezer. Window to rear, hot press with slatted shelves in corner and ample room for a four-seater dining table. Tiled floor.



UTILITY: 3.23m x 1.71m

Accessed directly from the kitchen, this is an unusually spacious utility area with plumbing for a washing machine and tumble drier and the central heating boiler. Rear-facing window and PVC door to rear yard. Vinyl covered floor.

BEDROOM NO. 1: 3.63m x 3.31m

Accessed from the reception hall, this is a good-sized double bedroom with front-facing window fitted with nets and curtains. Carpeted floor.



BEDROOM NO. 2: 3.63m x 3.31m

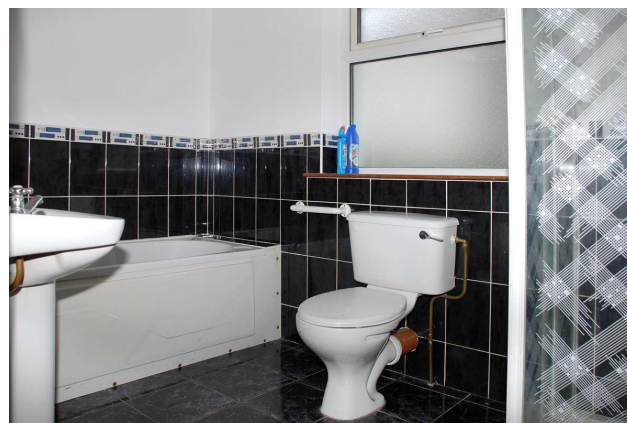
Accessed from the reception hall, this is a good-sized double bedroom with front-facing window fitted with nets and curtains. Carpeted floor.

BEDROOM NO. 3: 3.63m x 3.33m

Accessed from the living room, this is a good-sized double bedroom with rear-facing window fitted with nets and curtains.

BATHROOM: 3.01m x 1.79m

White WC, wash basin, bath and shower cubicle with power shower. Half-tiled walls, window to side and tiled floor.



OUTSIDE:

Block and plaster wall to the front boundary. Walkway all round the bungalow with a small yard and lean-to at the rear. Ample off-road parking.

FEATURES

- **Good-sized three bedroom home situated in a very convenient location.**
- **Within easy walking distance of Foxford centre with shops, pubs, restaurants, churches and schools.**
- **A short drive to Ballina, Castlebar and Pontoon.**
- **Oil-fired central heating and white PVC double-glazing throughout.**
- **Three double bedrooms.**
- **Fully fitted kitchen/dining room with separate utility.**
- **Generous accommodation with sun room and three bedrooms.**
- **Close to the River Moy with its excellent salmon fishing.**
- **Total floor area of 1,200 sq.ft.**
- **Just seven years old.**
- **Good condition internally and externally and ready for immediate occupation.**



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 Website: www.foxandgallagher.com**



FOX & GALLAGHER LTD

PROPERTY CONSULTANTS AND AUCTIONEER

Ballina Road, Foxford, Co. Mayo Three Bedroom Detached Bungalow



Attractive bungalow, just seven years old, close to the centre of the busy town of Foxford. Located on the Ballina Road close to the bridge over the River Moy, all the facilities of the town are within easy walking distance.

Three bedrooms, living room, kitchen/dining room, utility and bathroom with outside yard and block-built lean-to.

**Easy commuting distance of Ballina and Castlebar
Excellent family home in a very attractive location.**

Price Region: €170,000



Teeling Street, Ballina, Co. Mayo.
Tel. 096 70900 Fax: 096 75927 Karl: 087 2503641 Patrick: 087 6476160
Website: www.foxandgallagher.com Email: foxandgallagher@eircom.net



ACCOMMODATION

ENTRANCE HALL: 4.38m x 1.81m

A teak door with stained glass inserts leads directly into a large welcoming reception area with tiled floor and two front-facing windows. Doors lead to the living room and two bedrooms.



LIVING ROOM: 4.83m x 4.37m

A good-sized main living area with a cast-iron fireplace with granite base. Rear-facing window and doors leading to bedroom 3, utility and kitchen. Carpeted floor.

KITCHEN/DINING ROOM: 3.63m x 3.34m

Large kitchen area with an excellent range of built-in units in solid pine. Integrated stainless steel sink and extractor fan with space for a cooker and fridge/freezer. Window to rear, hot press with slatted shelves in corner and ample room for a four-seater dining table. Tiled floor.



UTILITY: 3.23m x 1.71m

Accessed directly from the kitchen, this is an unusually spacious utility area with plumbing for a washing machine and tumble drier and the central heating boiler. Rear-facing window and PVC door to rear yard. Vinyl covered floor.

BEDROOM NO. 1: 3.63m x 3.31m

Accessed from the reception hall, this is a good-sized double bedroom with front-facing window fitted with nets and curtains. Carpeted floor.

BEDROOM NO. 2: 3.63m x 3.31m

Accessed from the reception hall, this is a good-sized double bedroom with front-facing window fitted with nets and curtains. Carpeted floor.

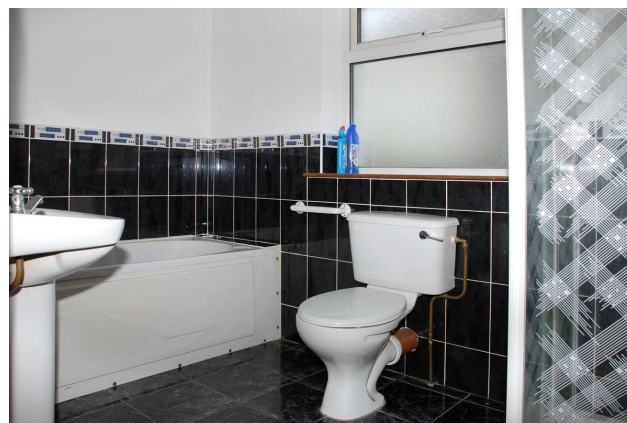


BEDROOM NO. 3: 3.63m x 3.33m

Accessed from the living room, this is a good-sized double bedroom with rear-facing window fitted with nets and curtains.

BATHROOM: 3.01m x 1.79m

White WC, wash basin, bath and shower cubicle with power shower. Half-tiled walls, window to side and tiled floor.



OUTSIDE:

Block and plaster wall to the front boundary. Walkway all round the bungalow with a small yard and lean-to at the rear. Ample off-road parking.

FEATURES

- **Good-sized three bedroom home situated in a very convenient location.**
- **Within easy walking distance of Foxford centre with shops, pubs, restaurants, churches and schools.**
- **A short drive to Ballina, Castlebar and Pontoon.**
- **Oil-fired central heating and white PVC double-glazing throughout.**
- **Three double bedrooms.**
- **Fully fitted kitchen/dining room with separate utility.**
- **Generous accommodation with sun room and three bedrooms.**
- **Close to the River Moy with its excellent salmon fishing.**
- **Total floor area of 1,200 sq.ft.**
- **Just seven years old.**
- **Good condition internally and externally and ready for immediate occupation.**



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 Website: www.foxandgallagher.com**



FOX & GALLAGHER LTD

PROPERTY CONSULTANTS AND AUCTIONEER

Ballina Road, Foxford, Co. Mayo Three Bedroom Detached Bungalow



Attractive bungalow, just seven years old, close to the centre of the busy town of Foxford. Located on the Ballina Road close to the bridge over the River Moy, all the facilities of the town are within easy walking distance.

Three bedrooms, living room, kitchen/dining room, utility and bathroom with outside yard and block-built lean-to.

Easy commuting distance of Ballina and Castlebar

Excellent family home in a very attractive location.

Price Region: €170,000



Teeling Street, Ballina, Co. Mayo.
Tel. 096 70900 Fax: 096 75927 Karl: 087 2503641 Patrick: 087 6476160
Website: www.foxandgallagher.com Email: foxandgallagher@eircom.net



ACCOMMODATION

ENTRANCE HALL: 4.38m x 1.81m

A teak door with stained glass inserts leads directly into a large welcoming reception area with tiled floor and two front-facing windows. Doors lead to the living room and two bedrooms.



LIVING ROOM: 4.83m x 4.37m

A good-sized main living area with a cast-iron fireplace with granite base. Rear-facing window and doors leading to bedroom 3, utility and kitchen. Carpeted floor.

KITCHEN/DINING ROOM: 3.63m x 3.34m

Large kitchen area with an excellent range of built-in units in solid pine. Integrated stainless steel sink and extractor fan with space for a cooker and fridge/freezer. Window to rear, hot press with slatted shelves in corner and ample room for a four-seater dining table. Tiled floor.



UTILITY: 3.23m x 1.71m

Accessed directly from the kitchen, this is an unusually spacious utility area with plumbing for a washing machine and tumble drier and the central heating boiler. Rear-facing window and PVC door to rear yard. Vinyl covered floor.

BEDROOM NO. 1: 3.63m x 3.31m

Accessed from the reception hall, this is a good-sized double bedroom with front-facing window fitted with nets and curtains. Carpeted floor.

BEDROOM NO. 2: 3.63m x 3.31m

Accessed from the reception hall, this is a good-sized double bedroom with front-facing window fitted with nets and curtains. Carpeted floor.

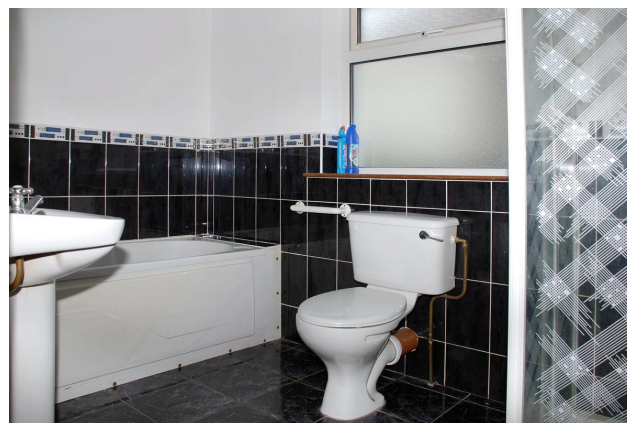


BEDROOM NO. 3: 3.63m x 3.33m

Accessed from the living room, this is a good-sized double bedroom with rear-facing window fitted with nets and curtains.

BATHROOM: 3.01m x 1.79m

White WC, wash basin, bath and shower cubicle with power shower. Half-tiled walls, window to side and tiled floor.



OUTSIDE:

Block and plaster wall to the front boundary. Walkway all round the bungalow with a small yard and lean-to at the rear. Ample off-road parking.

FEATURES

- **Good-sized three bedroom home situated in a very convenient location.**
- **Within easy walking distance of Foxford centre with shops, pubs, restaurants, churches and schools.**
- **A short drive to Ballina, Castlebar and Pontoon.**
- **Oil-fired central heating and white PVC double-glazing throughout.**
- **Three double bedrooms.**
- **Fully fitted kitchen/dining room with separate utility.**
- **Generous accommodation with sun room and three bedrooms.**
- **Close to the River Moy with its excellent salmon fishing.**
- **Total floor area of 1,200 sq.ft.**
- **Just seven years old.**
- **Good condition internally and externally and ready for immediate occupation.**



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 Website: www.foxandgallagher.com**