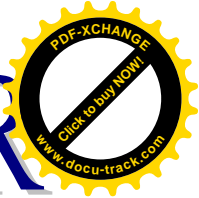




FOX & GALLAGHER

PROPERTY CONSULTANTS



TEELING STREET, BALLINA, CO. MAYO

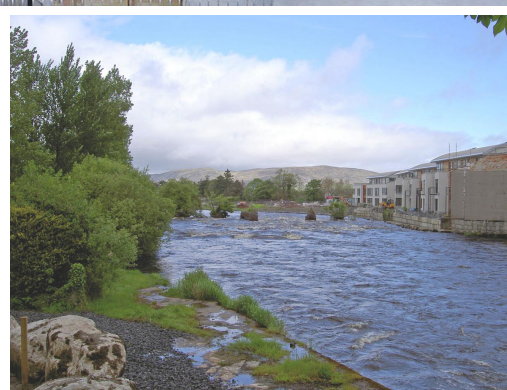
TEL. 096 75924/75925/75926 FAX. 096 75925 TEL. KARL: 087 2503641 TEL. PATRICK: 087 6476160

Website: www.foxandgallagher.com Email: foxandgallagher@netscape.net

Belass, Foxford, Co. Mayo.

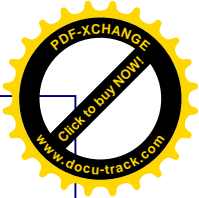
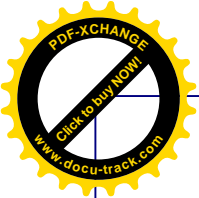
LARGE TWO AND THREE BEDROOM APARTMENTS

Two minutes walk from the centre of town, five minutes drive from Pontoon and Lough Conn, fifteen minutes from Ballina, twenty minutes from Castlebar and Knock Airport.



An exclusive setting for town apartments, directly overlooking the River Moy. These apartments have been carefully designed to harmonise with the setting. Every apartment enjoys views of the River Moy between the Foxford Bridge and the rapids located at the end of the Foxford Woollen Mills. Ideal investment or residential opportunity.

Prices From: €210,000



SPECIFICATION:

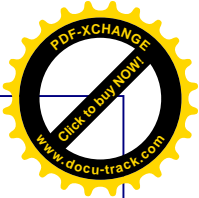
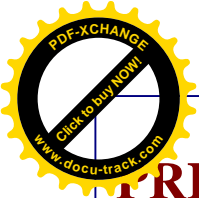
- DOORS:** Standard Red Deal Panelled Doors.
- SKIRTING & ARCHITRAVE:** 4” Red Deal Skirting and Architrave.

- FLOORS:** Screed Finish Floors.
- ELECTRICAL:** Bedrooms – three double sockets and TV point
Sitting Room – four double sockets, TV point, Telephone Point
Kitchen/Living Room – Six double sockets, six spots, TV point.
- FASCIA & SOFFITS:** Black PVC coated aluminium and down pipes same.
- WINDOWS & EXTERNAL DOORS:** Golden Oak PVC Double Glazed.
- HEATING:** Night Storage heaters in Living Room
Panel Heater in bedrooms.
Blow heater in bathroom.

- BATHROOM:** Bathroom Suite, Shower Screen and Electric Shower Unit.
- STAIRS:** Concrete
- SEPTIC TANK:** Connected to Town Sewer
- FRONT WALL:** Stone
- INTERCOM:** Intercom system at front door release version.
- FIRE CONTROL:** Fire Alarm System



View of Apartments from Ballina Road



PRICES:

Apartment No. 1 (3 Bedroom, Ground floor)	€210,000.00
Apartment No. 2 (2 Bedroom, Ground floor)	€215,000.00
Apartment No. 3 (3 Bedroom, First floor)	€235,000.00
Apartment No. 4 (2 Bedroom, First floor)	€250,000.00

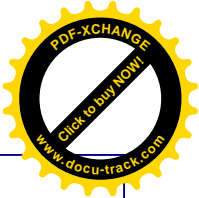
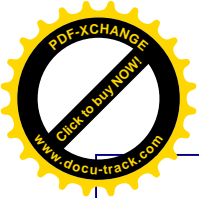
PC SUMS:

Bathroom, Sanitary Ware
Kitchen
Painting
Floors

SPECIAL FEATURES:

- **Each property has balconies overlooking River Moy**
- **Located off main Ballina/Foxford Road**
- **Convenient to all amenities**
- **Ten minutes from Lough Conn**
- **Ideal Location for walking**
- **Spacious Layouts**
- **Centrally located in Mayo with commuting distances to Ballina, Castlebar and twenty minutes to Knock Airport.**
- **Foxford is a much sought after location for families and young couples alike.**





DEVELOPER:

Leonard Ward,
Foxford,
Co. Mayo.

DESIGN & LAYOUT:

Halligan & Associates Architects,
Barrack Street, Charlestown,
Co. Mayo.

CONSULTING ENGINEER:

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FOX & GALLAGHER LTD., TEELING STREET, BALLINA, CO. MAYO.

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