



FOX & GALLAGHER LTD

PROPERTY CONSULTANTS AND AUCTIONEERS

Seechaun, Kincon, Ballina, Co. Mayo Four Bedroom Detached Bungalow



A very spacious home located on a quiet lane in a rural suburb of Ballina close to the village of Kincon with farmland and open views in every direction. Twenty minutes drive to Ballina, Crossmolina, and Killala.

Excellent family accommodation with four bedrooms, two ensuite shower rooms, family bathroom, kitchen/dining room, utility, living room and magnificent sunroom with a total floor area of ca. 1960 sq.ft. The attic is open and fitted with Velux windows providing potential for further accommodation if required. Wood-pellet fired central heating for environmental efficiency. Excellent internal décor with all curtains, light fittings and some appliances included in the price.



A very large garage and storage shed are located to the rear with room for agricultural machinery or supplies.

PRICE REGION:
€399,000

Teeling Street, Ballina, Co. Mayo.



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ACCOMMODATION

FRONT PORCH: 1.87m x 1.44m

A teak door with glass panels opens to a large porch with dado rail and two tone painting, coving and a glass-panelled door unit to the hallway. Tiled floor.

ENTRANCE HALL: 4.47m x 1.86m

The principal reception area with coving, ceiling rose and light fitting and dado rail. A solid oak floor and archway to inner hall for access to bedrooms.

SITTING ROOM: 5.30m x 3.94m

A large bright living area with two windows facing onto the front garden and an imposing marble fireplace. Decorative coving, ceiling rose and solid pine floor.



KITCHEN/DINING ROOM: 6.59m x 3.97m

A really spectacular room with an excellent range of solid pine kitchen units with a Belfast sink, electric hob and oven, fridge/freezer, extractor, dishwasher, surface lights display units with uplighters. The dining area has a full-height Lacken stone fireplace fitted with a solid fuel stove. Tiled floor throughout and a raised ceiling lined with polished pine.

UTILITY: 3.44m x 2.97m

Matching units and surfaces with integral stainless steel sink and plumbing for a washing machine and tumble drier. Teak door to rear garden. Tiled floor.

W.C.: 2.25m x 1.18m

Tiled floor-to-ceiling with white WC and wash basin. Tiled floor.

SUNROOM: 4.50m x 3.50m

One of the most attractive features of this property is this fine sunroom accessed from the kitchen. Windows to three walls with a twelve foot high pine clad ceiling. French doors open to a patio area in the front garden with open views. Glass panelled doors lead to the kitchen. Tiled floor.



ACCOMMODATION

BEDROOM 1: 3.64m x 3.45m

Rear-facing double bedroom with coving, ceiling rose and TV & power points on wall. Semi-solid oak floor.

ENSUITE: 2.87m x 1.13m

White WC, wash basin and shower cubicle with power shower. Walls tiled floor-to-ceiling. Tiled floor.



BEDROOM 2: 4.43m x 3.26m

A second double bedroom with two windows overlooking the front garden. Coving, ceiling rose, curtains and blinds and semi-solid oak floor.

ENSUITE: 2.00m x 1.73m

White WC, corner wash basin and shower cubicle with power shower. Walls tiled floor-to-ceiling. Window to side. Tiled floor.

BEDROOM 3: 4.44m x 3.29m

A double bedroom with two windows overlooking the front garden. Coving, ceiling rose, TV point on wall and semi-solid oak floor.

BEDROOM 4: 3.78m x 3.44m

A fourth double bedroom with a window to the rear garden. Coving and ceiling rose, TV and power point on wall. Semi-solid oak floor.

BATHROOM: 3.48m x 3.40m

White WC, decorative wash basin and corner bath. Separate shower cubicle. Tiled floor-to-ceiling, window to rear and tiled floor.



LANDING: 10.54m x 1.18m

A long corridor at right angles to the main entrance hall with access to all four bedrooms, bathroom and kitchen. Hot press and access to attic. Solid oak floor.

OUTSIDE:

The property is located in a quiet rural area of Kilfian surrounded by farm land and open countryside. The site area is ca. one acre and the bungalow is set well back from the lane. A maintenance-covered drive leads from the lane round and to the rear. A paved patio area is located at the front outside the sunroom. The front garden is covered with a well-maintained lawn. To the rear is a very large garage and storage area with a concrete yard. There is room to garage several cars as well as agricultural machinery and building supplies.



FEATURES

- **A very attractive house located in the quiet rural area of Kilfian.**
- **Very spacious interior with ample family accommodation.**
- **Less than a year old, the interior décor is in perfect condition.**
- **Four double bedrooms, two with ensuite shower rooms.**
- **Family bathroom with corner bath and separate shower cubicle.**
- **Wood-pellet burning stove powers the central heating system.**
- **White PVC double-glazing throughout.**
- **Central vacuum cleaning system with sockets throughout.**
- **Generous areas for off-road parking.**
- **Attic space covers the entire bungalow with up to eight feet clearance and Velux windows already installed.**
- **A short drive to Kincon village with a general store, pub, National School and church.**
- **Very large garage with room for agricultural machinery.**
- **Ballina, Killala and Crossmolina are all close by.**
- **One acre site covered with well-maintained lawns .**
- **An excellent family home in a quiet, safe rural environment.**



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