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PROPERTY CONSULTANTS AND AUCTIONEERS

‘Bartra View’ **Newtownwhite, Moyne, Ballina, Co. Mayo** **Four Bedroom Detached Dormer Bungalow**



A very spacious home located halfway between Ballina and Killala on ca. 0.8 acre site overlooking the Moy estuary. With a slightly elevated position the front windows enjoy excellent views across Killala Bay to Barta Island and the Sligo coast.

Four bedrooms, two with ensuite shower rooms, very large kitchen/dining room, living room, sun room, utility, bathroom and guest W.C. all finished to a luxury standard with a matching single garage. A perfect holiday home or family residence in a quiet location within easy reach of major towns and Knock Airport.



Price Region: €329,000

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ACCOMMODATION

ENTRANCE HALL: 3.12m x 2.99m

A teak door with windows to both sides leads to a large, very bright and welcoming reception area. The floor is covered with patterned tiles and a pine staircase leads to the upper floor. The area beneath the stairs is open with space for coats etc. Light fitting and smoke alarm.

LIVING ROOM: 4.20m x 4.16m

An excellent primary living area with timber fireplace, bay windows with curtains and blinds overlooking the estuary, side window and oak semi-solid floor. Light fitting and TV point



KITCHEN/DINING ROOM: 7.15m x 4.64m

A very large kitchen with extensive facilities. Cream-coloured built-in units along one wall with an L-shaped peninsula extension provide generous amounts of storage. Surfaces are block formed solid maple throughout with tiled splashbacks. Gas hob, double electric oven, extractor, dishwasher and refrigerator are all built-in with halogen recessed lighting overhead. Patterned tile floor extends to a large dining area with suspended lights and an open doorway to the sunroom. Windows to rear and side.



ACCOMMODATION



SUNROOM: 4.53m x 3.87m

Located at the rear of the house and accessed from the dining area, this is a magnificent sun room that enjoys privacy and open views of the surrounding countryside. The patterned tiled floors are continued from the kitchen and large windows with plantation blinds extend around three sides. White PVC patio doors open to a patio area in the rear garden. A very attractive addition to this already spacious house.

BEDROOM 4 (Ground Floor): 4.18m x 3.12m

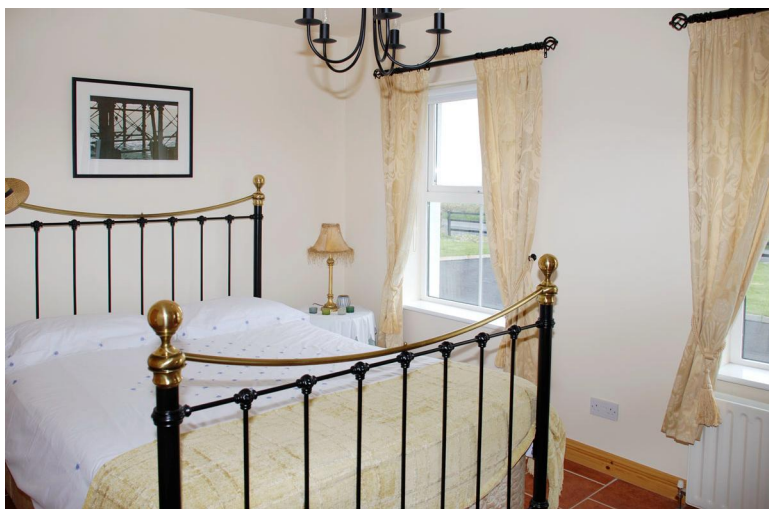
A front-facing double bedroom with two windows looking over the estuary to Bartra Island and fitted with curtains and roller blinds. Tiled floor and ensuite shower room.

ENSUITE: 4.24m x 1.26m

A much larger than usual ensuite with white WC, feature wash basin on a wooden support and fully-tiled shower cubicle with overhead power shower. Walls half tiled. Tiled floor. Window to side with Venetian blinds.

UTILITY: 4.23m x 3.22m

Matching units with black surfaces and plumbing for a washing machine and drier. Stainless steel sink and space for a freezer. White PVC door to rear garden. Tiled floor.



ACCOMMODATION

BEDROOM 1: 4.20m x 3.33m

This is the master bedroom with a dormer window to the front with truly spectacular views of Barta, the Moy Estuary and Enniscrone. Additional window to the side with curtains and blinds. Overhead light fitting and semi-solid timber floor.

ENSUITE: 2.72m x 1.72m

White WC, wash basin and tiled shower cubicle with power shower. Velux window to rear and heated towel rail. The walls are half tiled. With 'mosaic' tiles and the floor is tiled to match.



BEDROOM 2: 3.68m x 2.68m

A further double bedroom with front dormer window enjoying the views. Semi-solid timber floor.

BEDROOM 3: 4.67m x 3.43m

A good-sized single room with a front-facing window and semi-solid timber floor.

BATHROOM: 2.80m x 2.43m

A very attractive family bathroom, tiled floor-to-ceiling and with a tiled floor. White W.C., feature wash stand wash basin, bath with pine-clad sides and separate shower cubicle with power shower.

LANDING:

The landing area provides additional storage in the roof void and access to three upper floor bedrooms. Velux window.

GARAGE:

A single car garage with wooden swing doors and a side door, built to match the style of the house.



OUTSIDE:

The property is located on the old Ballina to Killlala road that runs along the estuary of the River Moy. This is now a quiet lane with little vehicular traffic. The front boundary is marked by a black post and plank fence with a matching gate opening to a driveway that leads to the garage and front of the house with ample off-road parking.

The gardens are lawned throughout. To the rear is a substantial patio area and the beginning of a walled deck feature.

The plank and post fence continues around the other three boundaries.



FEATURES

- A very attractive house less than three miles from the busy town of Ballina.
- Ca. 0.8 acre site provides privacy and attractive surroundings.
- Very spacious interior with generous family accommodation and a total floor area of ca. 2200 sq.ft.
- Just four years old, the interior décor is in perfect condition.
- Lavishly finished with patterned tiled floor, excellent fitted kitchen, extra-large ensuite shower rooms and quality window treatments throughout.
- Four bedrooms, two with ensuite shower rooms.
- A family bathrooms and guest W.C.
- Oil-fired central heating and white PVC double-glazing throughout.
- Generous areas for off-road parking.
- Large sunroom overlooking open fields.
- Excellent views of the Moy Estuary, Bartra Island and Enniscrone.
- Lawned gardens throughout.
- Central location convenient for Swinford, Castlebar and Claremorris.
- Curtains, light fittings and most appliances included in the sale.
- An excellent family or holiday home in a quiet, safe semi-rural environment.



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