

FOX & GALLAGHER

PROPERTY CONSULTANTS AND AUCTIONEERS

Teeling Street, Ballina, Co. Mayo.

Tel. 096 75924 ■ Fax: 096 75927 ■ Tel Karl 087 2503641 ■ Tel Patrick 087 6476160

Email: foxandgallagher@eircom.net ■ Internet Site: www.foxandgallagher.com

FOUR BEDROOM DORMER BUNGALOW Rathcash, Killala, Co. Mayo.



Fantastic newly constructed four bedroom dwelling in the countryside less than two miles from the town of Killala.

Floor area 137.24m². Located on circa 0.9 acre site. Landscaped gardens. Oil Fire Central Heating. White PVC double glazed windows.

Good commuting distance to Ballina and Crossmolina.

Home Bond guaranteed. Viewing highly recommended.

PRICE REGION: €210,000

ACCOMMODATION

FRONT PORCH: 1.800m x 1.000m

HALL ENTRANCE: 3.000m x 2.100m

HALLWAY: 1.00m x 4.300m

SITTING ROOM/DINING ROOM: 4.200m x 7.200m
Patio Doors to patio area. Carved wooden fireplace.

KITCHEN/DINING ROOM: 2.400m x 3000m

UTILITY ROOM: 1.800m x 1.500m

DOWNSTAIRS W.C. 900m x 3.00m

BEDROOM NO. 4: 3.00m X 3.00m
Walk in wardrobe.

BEDROOM NO. 3: 4.300m x 3.00m
Walk in wardrobe.

LANDING:
Hotpress off landing.

MASTER BEDROOM: 4.300m x 3.00m
Located to front.

ENSUITE: 3.200m x 0.900m

BEDROOM NO. 2: 3.000m x 4.300m
Large bedroom to back of house.

BATHROOM: 2.600m x 2.100

OUTSIDE:
Large gardens surrounding the house, partly landscaped, with open views in all directions.

SPECIFICATION

- **Concrete block walls, inner and outer leaf with 60mm insulation.**
- **Nap plaster finish on external walls.**
- **Concrete floors with radon barrier and expanded polystyrene insulation.**
- **White PVC Windows.**
- **Teak wooden door.**
- **Red deal stairs.**
- **Traditional roof with blue/black flat profile tiles.**
- **White aluminium soffits and fascia and aluminium gutters.**
- **White panel doors internal doors.**
- **White deal skirting and architrave.**
- **Oil Fire Central Heating.**
- **White bath, wash hand basin and toilet in main bathroom upstairs.**
- **White wash hand basin and toilet in w.c.**
- **Front boundary garden walls constructed from natural stone.**
- **Driveway with concrete kerbing along edges.**
- **Gardens planted with a mixture of native deciduous and evergreen species**
Of trees to the side and rear boundaries.
- **Balcony - treated steel.**

ELECTRICS:

Sitting Room/Dining Room:	7 Double sockets
	1 TV Point
	Wire points for wall lights
Living Room:	3 Double sockets
Kitchen:	1 Cooker point
	3 Double sockets
	1 Single sockets
Utility Room:	1 Double socket
Hallway:	1 Double socket
	2 – way light switch at top and bottom of the hall.
Bedroom No. 1:	2 double sockets.
Bedroom No. 2:	2 double sockets.
Bedroom No. 3:	2 double sockets.
Main Bedroom:	3 double sockets.
Others:	2 No. Smoke Alarms
	2 Porch Lights
1 No. rear light	

ADDITIONAL WORK IF REQUIRED:

Shower Doors	€254.00
Dimmer Switch	€ 32.00
Attic Light	€ 38.00
Timer to Heating System	€ 57.00
Concrete per sq mete	€ 38.00

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 & AUCTIONEERS,
TEELING STREET, BALLINA, CO. MAYO.**

TEL. 096 75924/75925/75926 FAX: 096 75927

E – Mail: foxandgallagher@netscape.net Internet Site: www.foxandgallagher.com