

FOX & GALLAGHER

PROPERTY CONSULTANTS

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Three Bedroom Townhouse 3 The Fairgreens, Lahardane, Co. Mayo



Lahardane is a busy village half way between Crossmolina and Castlebar. Renowned for its spectacular scenery, with Mount Nephin on one side and Lough Conn on the other, the village has two general stores, pubs, restaurant, National School, church and all the other amenities of modern life in a traditional Irish environment. This house is located directly on Main Street and provides three large bedrooms, bathroom, living room, kitchen, utility and downstairs W.C. Part of a highly regarded Robert Lavelle development this house is just three years old, has all modern conveniences and is finished to a very high standard.

PRICE REGION: €179,000

ACCOMMODATION

HALLWAY: 4.04m x 2.90m

Tiled floor. Teak front door with coloured glass inserts and surrounding windows. Red deal stairs and banisters, smoke alarm and telephone point. Storage cupboard under stairs.

LIVING ROOM: 4.89m x 4.06m

Carpeted floor. Pine fireplace with cast iron surround and granite base. TV point, coving all round and double window to front.

KITCHEN /DINING ROOM: 7.19m x 3.95m

Good range of bleached oak effect kitchen units with hob, oven and fridge/freezer. Tiled splash backs to all surfaces, smoke alarm and large dining area. Tiled floor.

W.C. 2.27m x 0.98m

White WC and wash basin. Tiled floor. Located under stairs.

UTILITY: 2.68m x 1.58m

Matching units and surfaces with plumbing for washing machine and drier. Timber door to rear garden

BEDROOM NO. 1: 3.66m x 2.90m

Master bedroom with window to rear enjoying spectacular views of Mount Nephin. TV and telephone points. French pine floor.

ENSUITE: 2.87m x 0.88m

White WC and wash basin. Shower cubicle with power shower. Tiled floor. Tiled floor to ceiling. Window to rear.

BEDROOM NO. 2: 4.02m x 3.31m

Front facing. French pine floor. Blinds.

BEDROOM NO. 3: 3.77m x 4.02m

Front facing. French pine floor. Blinds.

BATHROOM: 2.88m x 2.38m

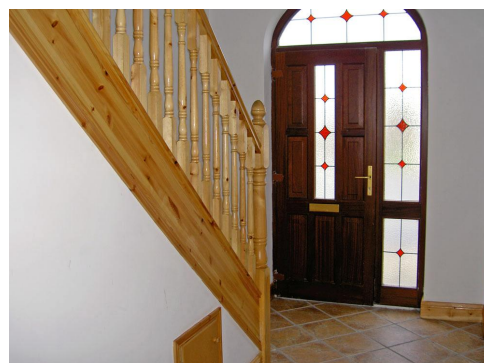
White W.C., wash basin and bath. Tiled floor-to-ceiling. Mirror and light, window to rear. Tiled floor

LANDING: 5.55m x 1.00m

French pine floor. Hot press with slatted shelves. Access to loft.

OUTSIDE:

The front opens directly to a paved walkway on Main Street. The rear garden is lawned with surrounding block and plaster walls.



FEATURES

- **Very conveniently located house on the Main Street of Lahardane.**
- **Close to Lough Conn and with spectacular views of Mount Nephin.**
- **Just three years old, well appointed and ready for immediate occupation.**
- **Oil fired Central Heating.**
- **Wooden double-glazed windows and front door.**
- **Tiled bathroom with power shower.**
- **Downstairs W.C.**
- **Lawned rear garden surrounded by block and plaster walls.**
- **Commuting distance from Castlebar, Crossmolina and Ballina.**
- **Three good-sized bedrooms make this an ideal family home.**
- **Working fireplace in the living room.**
- **A perfect home to start a family in a quiet secure location.**



View from Rear Window

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