



FOX & GALLAGHER LTD

PROPERTY CONSULTANTS AND AUCTIONEER

Ballynamona, Kiltimagh, Co. Mayo Three Bedroom Detached Bungalow



Located just 1.5 miles from the centre of Kiltimagh this property is a very attractive recently-built residence occupying an elevated ca. 0.67 acre site in a rural and scenic area.

Accommodation includes a living room, sun room, large kitchen/dining room, utility, guest WC, bathroom and three bedrooms, two with ensuite shower rooms. Features include distinctive teak-effect PVC double-glazed windows, solid pine doors, architraving and skirting, solid oak floors throughout and a magnificent entrance hall and landing. The outside includes a tarmac drive that leads up and around the house for off-road parking and surrounding capped block-and-plaster wall.

A perfect family home in a tranquil, rural location a short drive from Kiltimagh.

PRICE REGION: €285,000



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ACCOMMODATION

ENTRANCE HALL: 6.91m x 1.47m

Solid hardwood door with stained glass windows to either side opens to a welcoming reception area with oak floors, coving and overhead light.



SITTING ROOM: 5.48m x 4.23m

Very large principal living area with rustic pine fireplace with cast-iron surround and granite base, windows to front and side, coving, blinds, halogen spotlights, oak floor and TV points.

SUN ROOM: 3.70m x 3.39m

Connected to the kitchen with an open arch. Features two triple windows with excellent views of the surrounding countryside. Oak floor, coving, blinds and TV point.

GUEST W.C.: 2.02m x 1.06m

Accessed from the utility with white WC and wash basin. Tiled floor and walls with chromed fittings.

KITCHEN / DINING ROOM: 5.35m x 4.87m

Excellent kitchen with solid pine units with electric hob and oven, dishwasher, fridge/freezer, and tiled splashbacks to all surfaces. Halogen spotlights, coving, timber floor and archway to sunroom.



UTILITY: 4.07m x 2.07m

Matching pine units and tiled floor. Access to walk-in Larder and guest W.C.

BATHROOM: 3.16m x 2.26m

Tiled floor, tiled floor-to-ceiling, white W.C., wash basin and bath. Window to rear

BEDROOM 1 (MASTER): 4.08m x 3.39m

Large primary bedroom with ensuite shower room, And walk-in-wardrobe. TV and electric points on wall and carpeted floor.

ENSUITE SHOWER ROOM: 1.97m x 1.59m

White W.C., wash basin and shower cubicle with power Shower. Tiled floor-to-ceiling, window to rear with blinds and tiled floor.



BEDROOM 2: 3.46m x 3.39m

Two windows to front, carpeted floor, TV point on wall

ENSUITE SHOWER ROOM: 2.21m x 1.15m

White W.C., wash basin and shower cubicle with power shower. Tiled floor-to-ceiling, window to side with blinds and tiled floor.

BEDROOM 3: 3.39m x 3.11m

Two windows to front, TV point on wall and carpeted floor.



FEATURES

- Excellent semi-rural location just one-and-a-half miles from Kiltimagh centre.
- Two thirds of an acre site including lawned garden and wooded areas.
- Teak-effect PVC double-glazing throughout.
- Oil-fired central heating throughout.
- Pine doors, skirting and architraving.
- Fully finished with fitted kitchen, bathrooms, floors and painting.
- Convenient for local schools, church and shops.
- Extra-large rooms provide spacious accommodation.
- All bedrooms have TV and electric points on wall for lcd tv mounting.
- Tarmac drive all round for off-road parking.
- All inside décor finished 'as new'.
- Perfect family accommodation in a safe, quiet area close to a major town.

DIRECTIONS: From Kiltimagh turn beside the Shell garage (left if coming from Bohola). Take the turning to the right after 1.3 miles – marked with a sign. Bungalow is 0.6 miles on the left.



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