



CALLAGHAN AUCTIONEERING

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Cornabanny Cloonfad, F35 R850

Delightful 3 Bedroom Bungalow presented in pristine condition throughout with Detached Garden Shed & Gardens



Price Guide: €150,000

- Unrivalled country setting with elevated aspect overlooking Cloonfad village, a self-contained village with Church, School, Shops, Scenic Walks (7 in total)
- Excellent location on the Roscommon/Mayo/Galway border, c. 1 mile from Cloonfad, c. 6 miles from Dunmore & c. 7 miles from Ballyhaunis
 - Galway City less than c. 40 miles

REF: CR573S

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Cornabanny, Cloonfad, F35 R850
Delightful 3 Bedroom Bungalow presented in pristine condition
throughout with Detached Garden Shed & Gardens

BER: D1 BER No: 101847531

Accommodation

Entrance Hall: 5.94 x 0.94
“L” shaped, tiled floor, clothes closet, power points

Living Room/Kitchen: 7.03 x 3.59
Front to back, double window, “Mazona” inset solid fuel stove (7.5 watt), solid oak fitted floor & eye level units with granite worktops, integrated oven/hob, extractor fan, integrated dishwasher, tiled floor, TV point, radiators, power points

Bedroom 1: 4.27 x 3.06
Laminated floor, radiator, power points

Bedroom 2: 3.70 x 2.76
Laminated floor, radiator, power points

Bathroom: 2.57 x 2.08
4 piece suite (white) includes “Mira” electric shower, hot towel rail tiled floor, tiled walls

Toilet: 1.69 x 1.00
Wash hand basin, tiled floor, radiator

Utility: 2.39 x 1.81
Solid oak fitted floor & eye level units, single drain sink unit, washing machine point, power points, tiled floor, radiator,

Rear Porch: 1.7 x 1.60
Tiled floor, radiator

Hotpress: with immersion

First Floor

Bedroom /Playroom: 8.97 x 3.31
Carpet floor, radiators, power points





Features:

- The property has been carefully restored and renovated throughout to the highest possible standards by the vendors
- New triple glazed PVC windows
- New oil fired central heating system with thermostat controls
- Solid construction
- Mains water, electric, new septic tank
- Broadband



Outside:

- Total site area c. 0.5 acres
- Domestic fuel shed
- Enclosed garden, part laid out in lawns
- Concrete paths
- Gravel drive
- Separate pedestrian & vehicular accesses



Viewing:

Immediate viewing recommended & by prior appointment with the Sole Agents

Directions:

From Cloonfad on the Williamstown road, take the 2nd left (L66001), follow the road to the end house on the right.





Disclaimer:

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