



CALLAGHAN AUCTIONEERING

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CO. GALWAY POLLANEYSTER WILLIAMSTOWN F45 XR62

“An Teach Beag”

**Most Attractive 3 Bedroom Country Cottage with
Domestic Fuelshed on Grounds c. 1 Acre**



Price Guide €130,000

- Unrivalled location c. 1 mile from Williamstown Village and off the Williamstown/Glenamaddy route
 - Galway City c. 40 miles
 - The property has been carefully maintained and upgraded throughout
- REF: CR574S**

The Square, Castlerea, Co. Roscommon

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POLLANEYSTER, WILLIAMSTOWN F45 XR62

“An Teach Beag”

Most Attractive 3 Bedroom Country Cottage with Domestic Fuelshed on Grounds c. 1 Acre

BER : D2

BER No: 102585619

Accommodation

Reception Hall: 2.05 x 0.97

Tiled floor, radiator

Livingroom: 4.45 x 3.5

Original open fire with inset electric fire, tiled floor, radiator, power points, TV points

Kitchen: 3.44 x 2.36

Fitted floor & eye level units, integrated dishwasher, fridge/freezer, oven & hob, part-tiled walls, "Belfast" sink, laminated floor, radiator, open fire, power points

Bedroom 1: 3.95 x 3.87

Electric radiator, power points, carpet floor

Bedroom 2: 4.3 x 2.9

Double window, carpet floor, radiator, power points

Bedroom 3: 3.06 x 1.88

Carpet floor, radiator, power points

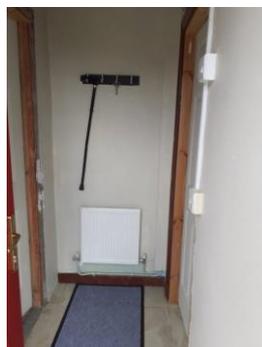
Shower Room: 2.79 x 1.84

3 piece suite (white) includes "MIRA" electric shower, part-tiled walls, tiled floor, radiator

Hotpress: With immersion

Rear Porch: 2.03 x 1.01

Tiled floor, radiator



Features:

- Immaculately presented throughout.
- New PVC double glazed windows & doors
- Solid construction.
- South facing aspect.
- Oil fired central heating.
- Mains water & electric & septic tank.



Outside:

- Total site area c. 1 acre
- Separate pedestrian and vehicular access.
- Domestic fuel shed.
- Concrete yard & paths



Viewing:

Immediate viewing recommended and by prior appointment with the Sole Agents.

Directions:

From Castlerea to Williamstown, in Williamstown take the Glenamaddy Road, c. 1 mile take the road left "Templetogether Heritage Area" and proceed to the 3rd house on the left.
Eircode: F45 XR62



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