



CALLAGHAN AUCTIONEERING

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Granlahan Ballinlough F45 Y972

Most Attractive 3 Bedroom (1 ensuite) Bungalow Presented in Pristine Condition with Gardens, Garage, & Fuel Shed on Grounds c. 0.61 acres



Price Guide €190,000

Elevated setting in Granlahan village, a self-contained village with Church & School

Spectacular views of the surrounding countryside

**Excellent location on the Roscommon/Mayo/Galway border -
Ballinlough c. 2.5 miles, Ballyhaunis c. 6 miles, Castlerea
c. 9 miles, Dunmore c. 10 miles & Galway City c. 40 miles**

REF: CR584

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Granlahan, Ballinlough F45 Y972

Most Attractive 3 Bedroom (1 ensuite) Bungalow Presented in Pristine Condition with Gardens, Garage, & Fuel Sheds on Grounds c. 0.61acres

Accommodation

Reception: 3.55 x 1.34

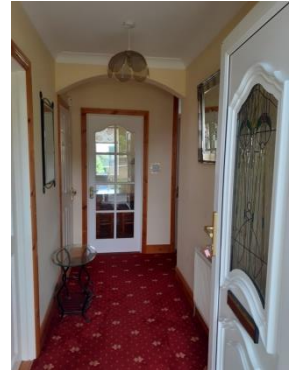
Coved Ceiling, carpet floor, radiator,

Hallway: 3.81 x 0.82

Carpet floor

Sitting Room: 3.44 x 3.10

Double window, coved ceiling, marble fireplace, carpet floor, fitted TV unit, dimmer switch, power points, radiators



Kitchen/Dining Room: 4.92 x 3.03

Fitted floor & eye level units, double window, coved ceiling, linoleum floor covering, part-tiled walls, electric cooker point, dishwasher point, power points, solid fuel "Stanley" Range providing hot water and heating, radiator



Bedroom 1: 3.33 x 3.03 Master Ensuite

Fitted bedroom unit, coved ceiling, laminated floor, radiator, power points,

Bedroom 2: 4.03 x 2.79

Fitted bedroom unit, TV point, coved ceiling, laminated floor, radiator, power points



Bedroom 3: 3.17 x 3.15

Laminate floor, coved ceiling, radiator, power points

Shower Room: 3.13 x 1.87

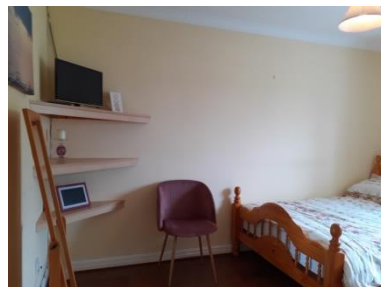
"Triton" electric shower, toilet & wash hand basin, tiled floor & walls

Hotpress: Walk-in, shelved, immersion

Attic: Folding Stairs, Storage



BER: D2 BER No: 116310046



Features:

- Elevated aspect in Granlahan Village
- Spectacular views of surrounding countryside
- Scenic walks including Granlahan Loop Walk
- Mains water, electric, & septic tank
- Dual control central heating – Oil & Solid Fuel
- Solid construction
- “Phonewatch” alarm system
- PVC Double glazed windows & doors
- 6 panelled internal doors
- Broadband



Outside:

- Enclosed domestic garage, garden & fuel sheds
- Lawned gardens, fully developed
- Mature trees, evergreens & shrubberies
- Gravelled drive & yard with concrete paths



Recommendation:

This is a rare opportunity to acquire a ready to walk into bungalow residence in Granlahan village, set back from the road and overlooking a developed green area

Directions:

From Ballinlough Village on the Granlahan road, the property is set back from the road on the left entering Granlahan village.

Eircode: F45Y972



Viewing:

Immediate viewing recommended & by prior appointment with the Sole Agents

Disclaimer:

Callaghan Auctioneering for itself and as agent for the Vendor gives notice that:

- (i) The particulars are set out as a general outline for the guidance of intending purchasers, and do not constitute part of, an offer or contract.
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