

# CALLAGHAN AUCTIONEERING

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## Cloonlee Ballinlough, F45 YK28

*Traditional Style Detached 4 Bedroom (1 ensuite) Bungalow  
with Self-contained Apartment, Stables & Arena on Grounds c. 1.50 Acres*



**Price Guide €180,000**

- Excellent Location on the Roscommon/Mayo border
- Adjacent to Ballinlough Village, a country village with Churches, Schools, Shops, Dublin/Westport bus and the renowned Lake O'Flynn trout stocked fishing lake
- Knock Airport c. 25 minutes

**REF: CR587S**

**The Square, Castlerea, Co. Roscommon**

**Tel/ Fax: 094 96 20102**

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## Cloonlee, Ballinlough, F45 YK28

Traditional Style Detached 4 Bedroom (1 ensuite) Bungalow, with Self-contained Apartment,  
Stables & Arena on Grounds c. 1.50 Acres

### Accommodation

**Reception: 3.29 x 2.45**

Tiled floor

**Entrance Hall: 7.30 x 0.89 & 3.04 x 0.86**

“U” shaped, tiled floor, coved ceiling, wall & ceiling lighting, power points, radiators

**Sitting Room: 4.37 x 2.86**

Brick effect fireplace, laminate floor, wall & ceiling lighting, coved ceiling, TV point, radiator

**Kitchen/Dining: 4.69 x 3.64**

Double window, “Stanley” oil fired range providing hot water and central heating, fitted floor & eye level units, pine ceiling, double drain sink, electric cooker point, power points

**Bedroom 1: (Master Ensuite) 4.04 x 2.68**

Timber floor, radiator, power points,

Ensuite bathroom with “Triton” electric shower, bath, toilet & wash hand basin

**Bedroom 2: 4.00 x 3.12**

Laminate floor, radiator, power points, telephone point

**Bedroom 3: 3.87 x 3.08**

Laminate floor, radiator, power points, TV point

**Bedroom 4: 4.41 x 2.62**

Fitted Bedroom unit, pine ceiling, laminate floor, radiator, power points

**Bathroom: 2.89 x 1.82**

4 piece suite (white) including shower, tiled floor, tiled walls, radiator

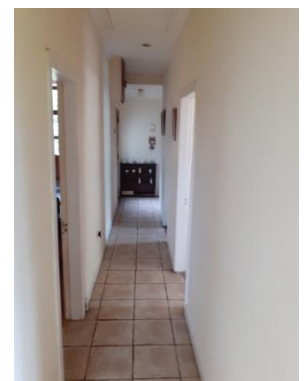
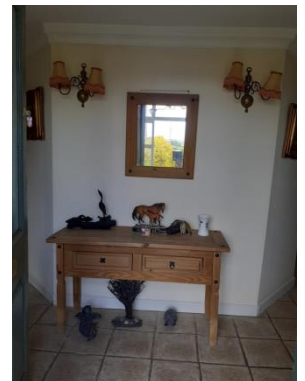
**Hotpress: Electric immersion**

**Utility: 4.35 x 2.34**

Pine ceiling & walls, double drain sink unit, fitted floor & eye level units, tiled floor, washing machine point, power points, radiator

**Attic: Folding attic stairs, storage**

**BER: F      BER No: 105659783**







### **Apartment:**

Self-contained apartment with independent access adjoining the main property:  
 Reception, livingroom/kitchen, 2 no. bedrooms, shower room with toilet  
 Floor area c. 89m<sup>2</sup>

### **Features:**

- Double glazing
- Mains water, electric & septic tank
- Oil fired central heating
- PVC fascia & guttering
- Solid construction
- Floor area 127.23m<sup>2</sup> (1369.5ft<sup>2</sup>)



### **Outside:**

- The property is set back from the road with pedestrian and double gated entrances
- 7 no. stables & arena
- Domestic fuel/garden shed & storage shed
- Fully developed lawned gardens
- Mature trees & shrubberies
- Gravelled drive & yard & concrete paths
- Garden lighting





**Viewing:** Immediate viewing recommended & by prior appointment with the Sole Agents

**Directions:** From Ballinlough Village on the Williamstown/Granlahan road, keep right at the fork as you leave the village for Granlahan, proceed to the 4th house on the left.

**Eircode: F45 YK28**



### **Disclaimer:**

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