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LARGANBOY BALLYHAUNIS F35 C966

**Traditional Style 2 Bedroom Country Cottage together
with Derelict Stone Wall Cottage & Lands c. 3.83 Acres**



Price Guide €100,000

**The property enjoys a most private setting
at the end of a cul-de-sac
Ballyhaunis c. 6.2 km/Knock c. 8.6 kms
Knock Airport c. 18.8kms**

REF: CR597S

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LARGANBOY BALLYHAUNIS F35 C966

**Traditional Style 2 Bedroom Country Cottage together with Derelict Stone Wall Cottage
& Lands c. 3.83 Acres**

Accommodation

Living Room/Kitchen: 4.88 x 3.35

Double window, open fire, single drain sink unit, solid floor, radiators, telephone point, power points

Bedroom 1: 3.38 x 3.29

Laminated floor, radiator, power points

Bedroom 2: 3.35 x 2.23

Double window, laminated floor, radiator, power points

Shower Room: 2.69 x 1.68

“Triton” electric shower, toilet, wash hand basin, part tiled walls, tiled floor, radiator

Rear Porch: 2.07 x 0.78

Laminated floor, radiator

Hotpress: With immersion

BER: G BER No: 117524074



Features:

- Traditional stone wall construction
- Single glazed hardwood windows & doors
- Oil fired central heating
- External walls drylined
- Mains water, electric & septic tank
- Floor area c. 50m²



Outside:

- The cottage is set back from the main road and approached by secondary road c. 0.2kms
- Derelict stone walled cottage onsite – ideal restoration project
- Gravelled yard & concrete paths
- Total land included c. 3.83 acres in one plot, presently in grass & adjoining the dwellinghouse
- “One-off” site potential subject to the necessary consents

Viewing:

Immediate viewing recommended & by prior appointment with the Sole Agents

Directions:

From Ballyhaunis on the Knock Road, c. 2 kms take the road right L1917, continue c. 4 kms and take the road right, proceed c. 0.2 kms to the property on the right

Eircode: F35 C966

Disclaimer:

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