



CALLAGHAN AUCTIONEERING

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POUND STREET BALLAGHADERREEN F45 Y152 Two Storey Mid Terrace Townhouse with Enclosed Rear Yard and Garden



GUIDE PRICE €80,000

- **The property occupies a most prominent town centre location fronting onto Pound Street and adjacent to all town amenities**
- **Walking distance to all town amenities including Cathedral, Schools, Shops, Restaurants, Sports Clubs & Swimming Pool**
- **Daily Bus Services – Dublin/Ballina & Ballaghaderreen/Sligo**
- **Knock Airport 20 minutes**

REF: TR448S

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Pound Street, Ballaghaderreen F45 Y152
Two Storey Mid Terrace Townhouse with enclosed Rear Yard and Garden.

Accommodation

Ground Floor

- Entrance Hall:** **3.12 x 2.14**
Radiator, linoleum floor covering
- Sitting room:** **3.08 x 2.25**
Laminated floor, coved ceiling, radiator, tv point, power points
- Living Room:** **4.33 x 3.06**
Open fire, laminated floor, coved ceiling, radiator, tv point, power points
- Kitchen:** **3.27 x 1.69**
Tiled floor, fitted floor & eye level units, single drain sink unit, part-tiled walls, tiled floor, washing machine point, electric cooker point, radiator, power points

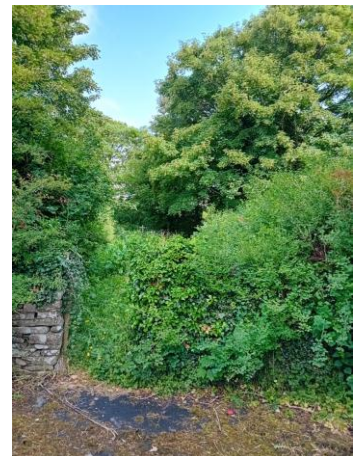
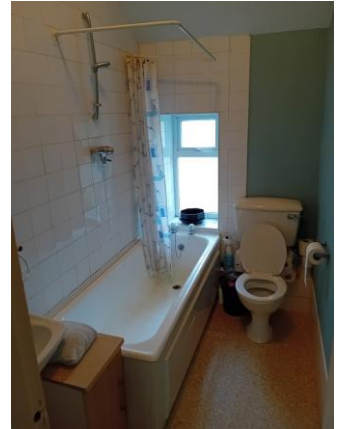
First Floor

- Landing area:** **2.08 x 0.91**
Laminated floor
- Bedroom 1:** **3.66 x 2.67**
Double window, laminated floor, tv point, power points, radiator
- Bedroom 2:** **3.18 x 2.46**
Laminated floor, power points, radiator
- Bathroom:** **2.47 x 1.53**
3 Piece suite (white) part-tiled walls, linoleum floor, radiator
- Hotpress:** Immersion

BER E2 112397153



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Features:

- Floor area 680ft²
- Solid Construction
- Mains water, electric and sewerage
- Oil fired central heating
- Broadband
- Ideal for private residence/commercial due to location

Outside:

- The property fronts onto Pound Street
- Separate service laneway to enclosed rear yard and separate garden area.

Viewing:

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

Directions:

In Ballaghaderreen, proceed down Pound Street passing St. Nathy's Cathedral to the property on the left.

Eircode: F45 Y152

Note:

We have not tested any of the fixtures & fittings, or services.

All interested parties must undertake their own investigation in the working order of these items
Measurements provided are approximate and photographs provided are only for guidance.

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.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Callaghan Auctioneering or the vendor has any authority to make or give representation or warranty whatsoever in relation to this development.