



CALLAGHAN AUCTIONEERING

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14 WALLACE COURT BALLINLOUGH, F45 R678

Modern 2 Bedroom Duplex Apartment



Price Guide €90,000

- Ready to walk into
- Excellent location in the heart of Ballinlough Village on the Roscommon/Mayo Border, a self-contained village with Churches, Schools, Award winning “Stonehouse Restaurant” and the renowned Lake O’Flynn trout filled lake.
- Knock Airport c. 25 minutes’ drive
- Dublin/Westport Bus Route

REF: TR457

The Square, Castlerea, Co. Roscommon

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Modern 2 Bedroom Duplex Apartment

Accommodation

Floor No 1

Reception Hall: 3.36 x 1.63

Linoleum floor covering, power points

Sitting Room: 5.12 x 4.52

Triple window, wall lighting, electric fire with oak surround, electric storage heater, TV point, linoleum floor covering

Understairs: Storage

Kitchen/Dining: 3.08 x 2.49

Fitted floor & eye level units, integrated oven & hob, washing machine point, tiled floor, part-tiled walls, electric storage heater, power points

Floor No 2

Landing: 2.38 x 1.66

Timber floor, electric heater

Bedroom 1: 4.21 x 3.16

Double window, timber floor, electric heater, TV point, power points

Bedroom 2: 3.07 x 2.79

Timber floor, electric heater, power points

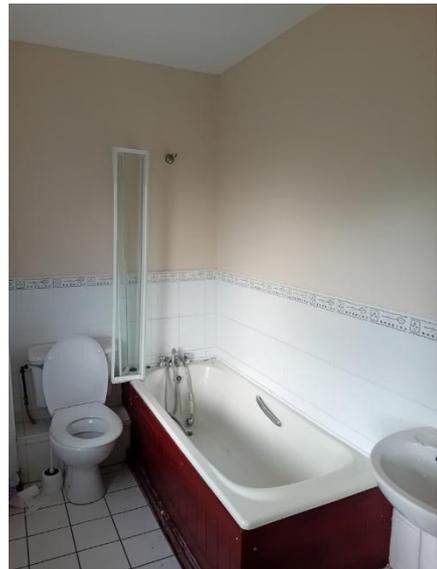
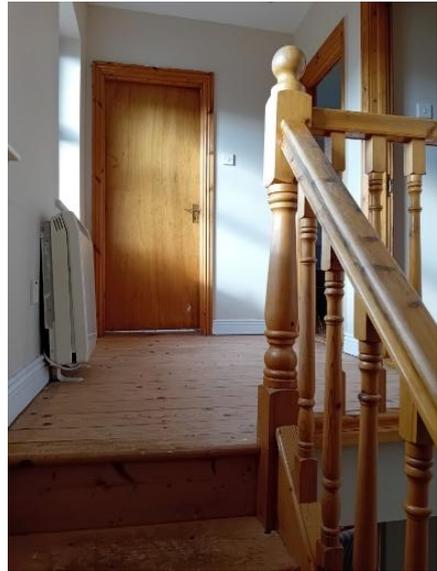
Bathroom: 2.49 x 1.67

Power Shower, toilet & wash hand basin, tiled floor, tiled walls, hot towel rail

Hotpress: Walk-in, part shelved

BER D2 BER No: 106057367





Features:

- Pine staircase with pine skirting & architraves
- Double glazed windows & doors
- Electric Storage heating
- Spacious layout
- Walking distance of all village amenities

Viewing:

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

Directions:

Entering Ballinlough village from Castlerea, “Wallace Court” is in the centre of the village to the left.

Eircode: F45 R678

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.
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