

CALLAGHAN AUCTIONEERING

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ARDVARNA BALLAGHADERREEN F45 AY23

**New 2 Bedroom Bungalow
with Outbuildings on Grounds c. 0.7 Acres**



Price Guide €210,000

**The property enjoys a most convenient and private setting off the
Sligo Road and c. 3 kms from Ballaghaderreen Town Centre**

**A rare opportunity to acquire a bungalow with lands
adjacent to Ballaghaderreen Town**

Option on adjoining lands c. 17 Acres

Offers will be considered for the entire or in Lots

REF: CR611S

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Institute of Professional
Auctioneers & Valuers

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LICENCE NUMBER 001222



Ardvarna, Ballaghaderreen F45 AY23
New 2 Bedroom Bungalow with Outbuildings on Grounds c. 0.7 Acres

Accommodation:

Entrance hall, Sitting Room, Kitchen/Dining Room, 2 no. Bedrooms, Bathroom Area, Utility & Attic (ideal for conversion).

BER A BER No: 119669901 60.01 (kWh/m²/yr)



Features:

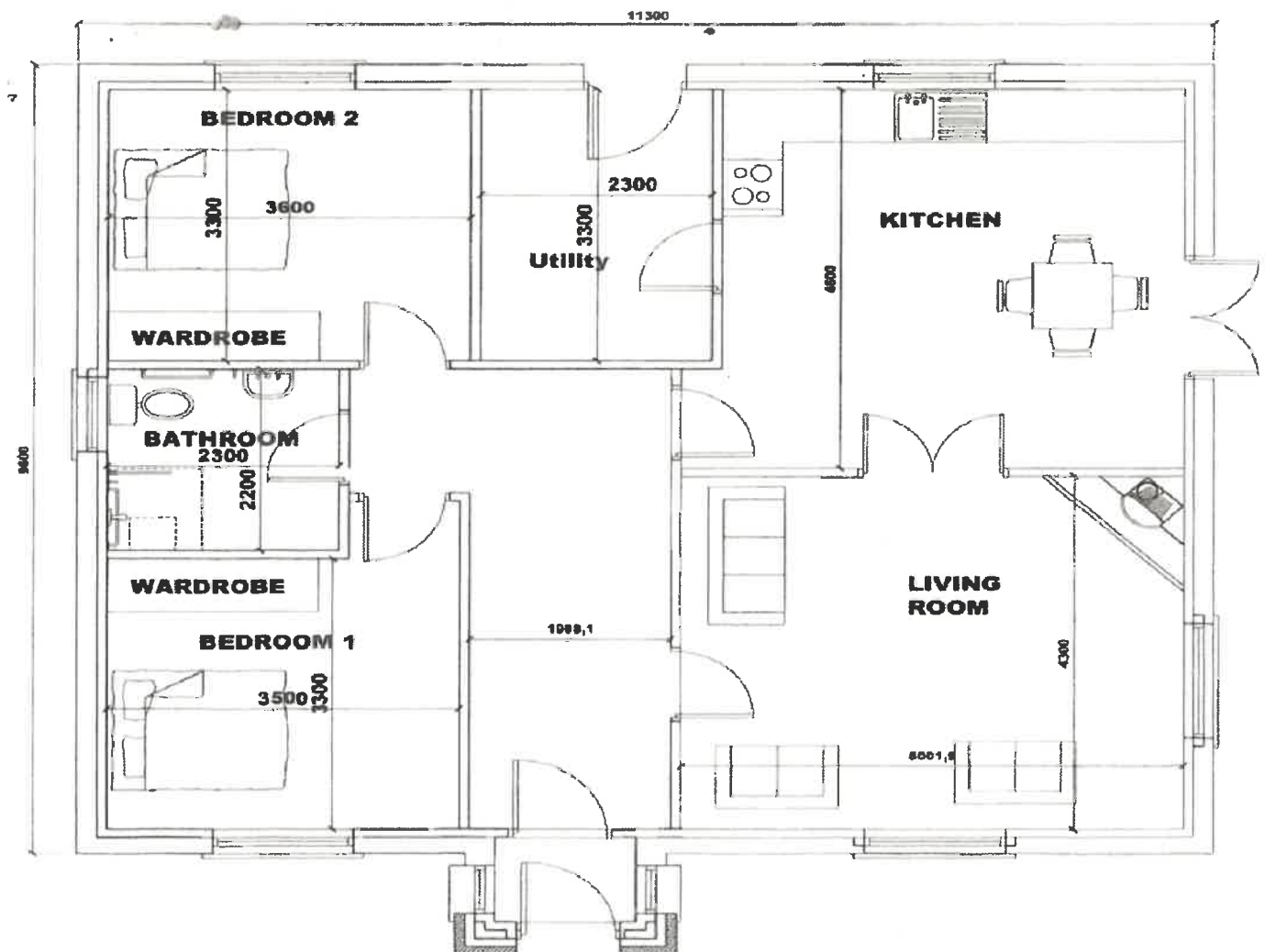
- Bright & Spacious layout
- Steel frame construction and insulated to “A” rating standard
- Excellent workmanship
- Piped for air to water under raft heating system
- External wall insulation
- Solid floors throughout
- PVC double glazed windows with oak finish
- Floor area c. 96.58m²
- Mains water, electric & septic tank
- Fibre broadband

Outside:

Total site area c. 0.7 acres on both sides of the road

Large garden area, gravelled drive, concrete paths and concrete block wall with dwellinghouse

Domestic fuel shed/garden shed, two bay hayshed and yard directly across the road.



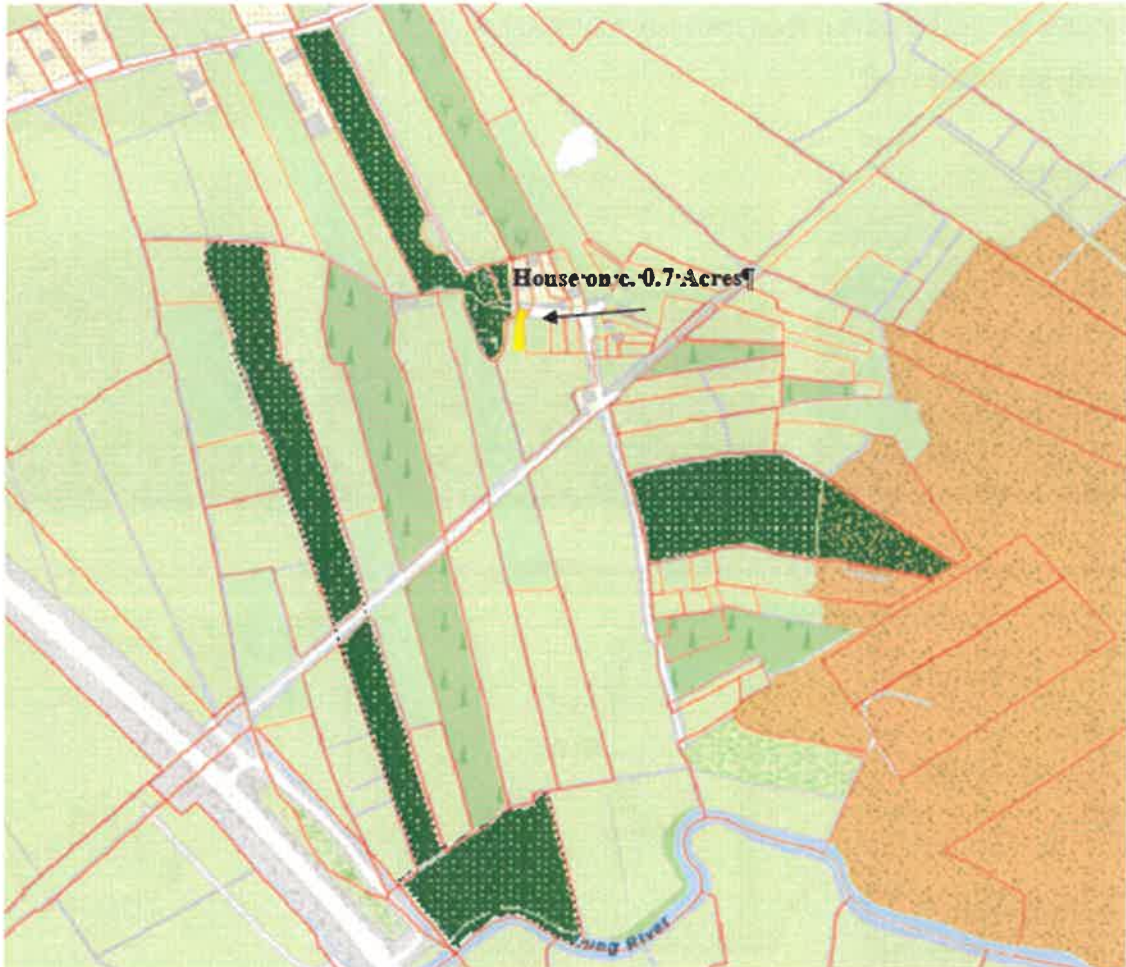
Option on Adjoining Lands c. 17 acres

The lands are in 3 compact plots with independent access.

These lands are presently in grass with bog and suitable for all types of farming enterprise.

“One-off” site potential subject to the necessary consents.

A once in a lifetime opportunity for neighbours to increase their existing Holdings or for persons seeking lands in a compact lot.



Price Guide €115,000

Viewing:

Immediate viewing recommended & by prior appointment with the Sole Agents

Directions:

From Ballaghaderreen Town Centre, proceed along the Sligo Road, take the 2nd road right L55013 after the “bypass” interchange and proceed to the 1st house on the left.

Eircode: F45 AY23

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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