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KNOCKALAGHTA BALLINTUBBER F45 X899

*Two Storey Traditional 3 Bedroom Country
Farmhouse with Garden c. 0.45 Acres*



Price Guide €160,000

**This property commands an excellent location approximately
midway between the villages of Ballintubber & Castleplunkett
(c. 3.2kms) and c. 9.6kms from Castlerea**

REF: CR613S

KNOCKALAGHTA, BALLINTUBBER F45 X899

Two Storey Traditional 3 Bedroom Country Farmhouse with Garden c. 0.45 Acres

Accommodation

Ground Floor

Reception: 2.06 x 1.92

Tiled floor, ceiling lighting

Dining Room: 3.86 x 2.58 - Double Window

Laminated floor, telephone point, radiator, power points

Kitchen: 2.93 x 3.81

Single drain sink unit, fitted floor & eye level units, part-tiled walls, tiled floor, cooker point, washing machine point, power points

Sitting Room: 4.27 x 3.36 - Double Window

Solid fuel stove, laminated floor, TV point, radiator, power points

Hot Press: with immersion

Rear Porch: 2.08 x 1.53 - Double window

Tiled floor



First Floor

Landing Area: 5.10 x 0.74

One level, carpet floor



Bedroom 1: 2.95 x 2.58 - Double Window

Built in wardrobe, laminated floor, radiator, power points

Bedroom 2: 3.86 x 2.96

Carpet floor, radiator, power points

Bedroom 3: 2.84 x 2.77

Woodstained floor, fitted wardrobe, radiator, power points

Shower Room: 2.68 x 2.63

3-piece suite (white), with power shower, hot towel rail, tiled walls, laminated floor



Ber No: 119863868 232.64 (kWh/m²/yr)



Features

- Immaculate condition throughout
- PVC double glazed windows & doors
- External walls drylined
- Oil fired central heating
- Floor Area c. 90.18m²
- Mains water & septic tank
- Electric & Broadband available

Outside

- Large garden area c. 0.45 acres
- Fully developed lawns & shrubberies
- Domestic garage, fuel & garden sheds
- Tarmac drive & concrete paths



Viewing

Immediate viewing recommended and by prior appointment with the Auctioneers.

Directions

From Castlerea to Ballintubber Village, take left turn at Church for Castleplunkett, proceed c. 3.2 kms to the property on the right.

Eircode: F45 X899



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:

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