

For Sale

22 Ashbrook Avenue, Mountbellew
Co. Galway. H53 RC96
4 Bedrooms| Detached



Price Region: Offers Excess €225,000

Attractive four bedroom detached residence in excellent condition standing on a large corner site in much sought after residential area, within walking distance of all amenities. The residence is deceptively large in size and boasts spacious living accommodation throughout.

Accommodation includes Ground Floor: reception hallway, sitting room, kitchen/dining room, bedrooms two in all and bathroom, First Floor: bedrooms two in all with one en-suite.

**To arrange a viewing, contact the office on 090-6663700
Viewings at evenings, weekends and Bank Holidays also
accommodated.**

Reception Hallway

17'2" (5.23m) x 7'4" (2.24m) Wooden floor, upvc doorway to, stairs to first floor

Sitting Room

16'1" (4.9m) x 12'0" (3.66m) Wooden floor, solid fuel stove (assists heating), coving, centre rose

Kitchen/ Dining Room

18'0" (5.49m) x 16'11" (5.16m) Fully fitted kitchen including built in fridge freezer, dishwasher, electric cooker, gas hob, extractor fan, inset tiling, sliding door to rear, incorporating utility, washing machine, dryer, tiled floor, door to rear

Bedroom 1

11'10" (3.61m) x 10'10" (3.3m) Wooden Floor

Bedroom 2

13'3" (4.04m) x 8'6" (2.59m) Carpeted

Bathroom

8'0" (2.44m) x 6'0" (1.83m) Toilet, wash hand basin, bath fully tiled

Landing

7'0" (2.13m) x 6'0" (1.83m) Carpeted, hotpress (airing cupboard) off

Bedroom 3

17'3" (5.26m) x 10'10" (3.3m) Carpeted

Bedroom 4

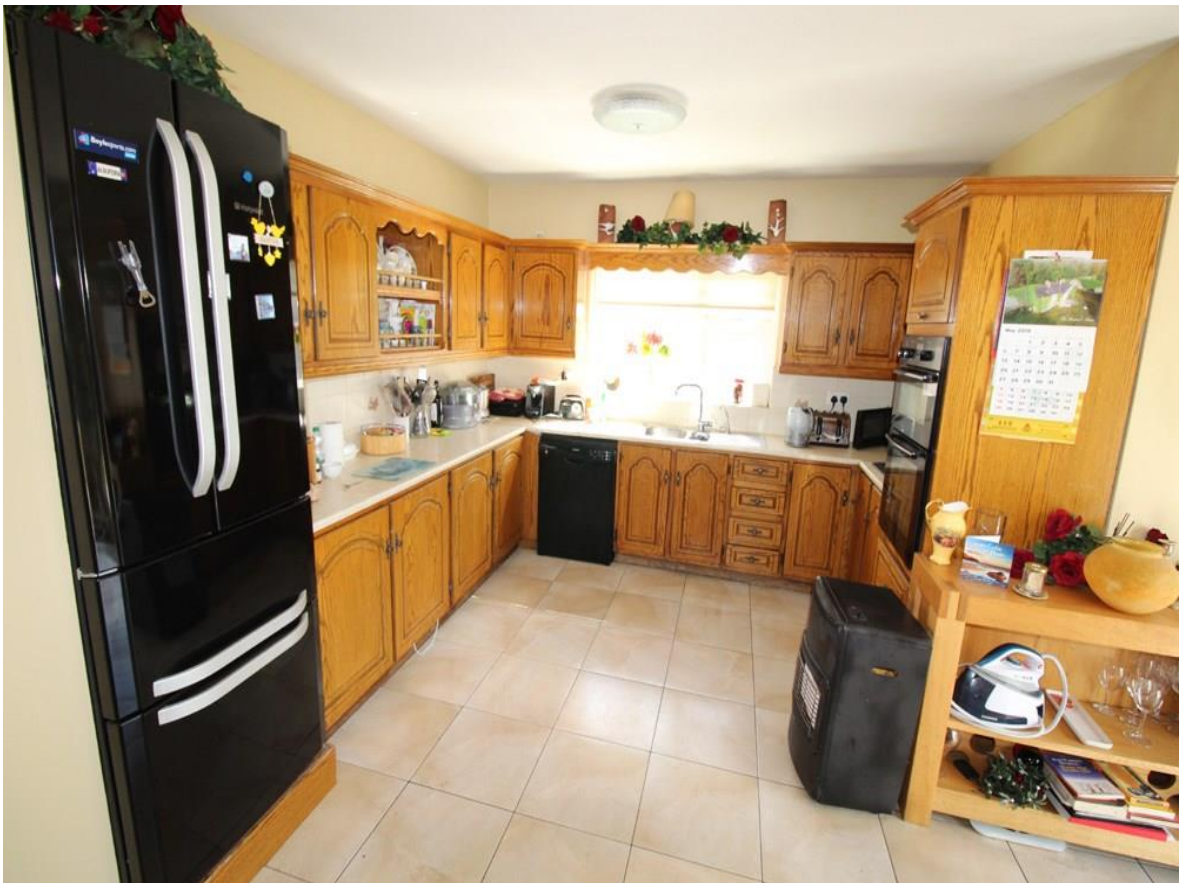
17'3" (5.26m) x 14'10" (4.52m) Incorporating wardrobe, carpeted, incorporating en-suite, toilet, wash hand basin, shower, tiled floor, part wall tiling

OTHER FEATURES

- Garden to rear 10'3" x 8'6"
- Block wall surrounding boundary
- Lawns to front and rear
- Oil fired central heating (outdoor boiler)
- Driveway kerbed & tarmacadamed (extends to side)
- Range of maturing trees surrounding
- Patio area to rear
- Large corner site
- Part brick finish to front facade



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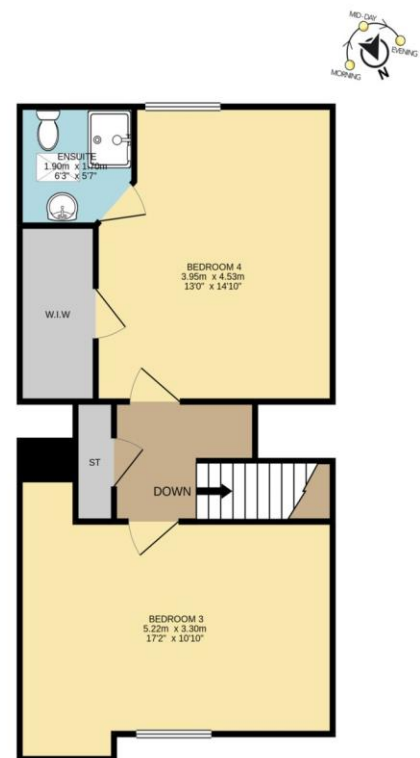
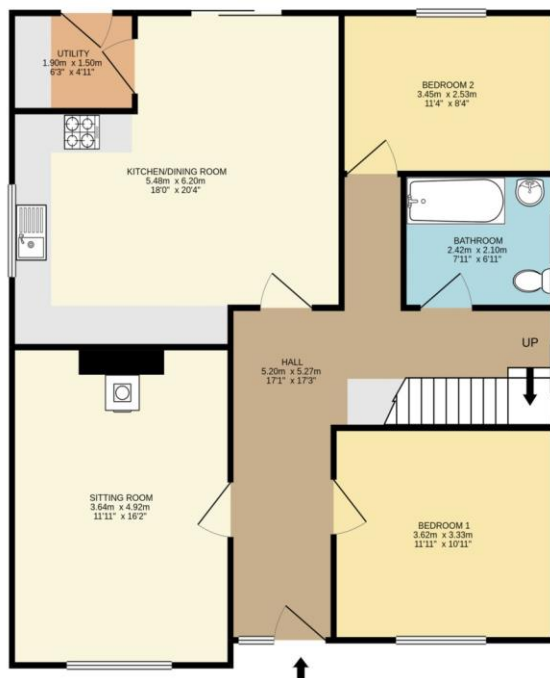


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Approx. total internal floor area 142m² / 1528ft²

DISCLAIMER: Floor plan measurements are approximate and are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only. The dimensions are not intended to form part of any contract or warranty.

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