

For Sale

Springlawn, Mountbellew,
Co. Galway. H53 PK84



Guide Price: €350,000

DNG Ivan Connaughton presents to market this superb four bedroom detached residence with a floor area of c. 2,131 sq.ft. Set on a generous c. 0.74 acre site and nestled in a tranquil countryside setting, this impressive property offers a perfect blend of modern comfort and rural charm. The property enjoys mature landscaped gardens, stoned driveway, a large detached garage c. 636 sq.ft and a large patio area ideal for outdoor dining and entertaining.

Located within the peaceful and much sought after area of East Galway, within just 3 km of Mountbellew Town & Golf Club, c. 28 km from Athenry, c. 41 km from Galway City and c. 44 km from Athlone making it ideal for commuters and families with the proximity to schools and local amenities. This residence presents a rare opportunity to acquire a turnkey family home on a substantial, private site in a sought after area.

Accommodation includes Ground Floor: entrance hall, sitting room, living room, kitchen/dining area, sun room, utility room and W.C. First Floor: four bedrooms (one en-suite) and main bathroom.

Viewing comes highly recommended and is by appointment only.

For further information, contact DNG Ivan Connaughton on 090-6663700

Entrance Hall

5.49m (18'0") x 2.26m (7'5")

Living Room

4.16m (13'8") x 4.1m (13'5")

Sitting Room

4.28m (14'1") x 4.09m (13'5")

Kitchen/Dining Room

3.87m (12'8") x 8.2m (26'11")

Sunroom

3.61m (11'10") x 3.64m (11'11")

Utility Room

2.71m (8'11") x 2.44m (8'0")

WC

1.01m (3'4") x 2.43m (8'0")

Bedroom 1

3.88m (12'9") x 4m (13'1")

En-Suite

2.67m (8'9") x 1.02m (3'4")

Bedroom 2

4.27m (14'0") x 4.13m (13'7")

Bedroom 3

4.28m (14'1") x 4.08m (13'5")

Bedroom 4

3.88m (12'9") x 2.97m (9'9")

Bathroom

2.67m (8'9") x 2.38m (7'10")

OTHER FEATURES

- Floor Area c. 2,131 sq.ft
- Large Site c. 0.74 Acres
- Oil Fired Central Heating
- Laid lawns to front & rear
- Driveway stoned & kerbed
- Large Detached Garage c. 636 sq.ft
- Close Proximity to Mountbellew Town & Golf Club
- Quiet Rural Setting





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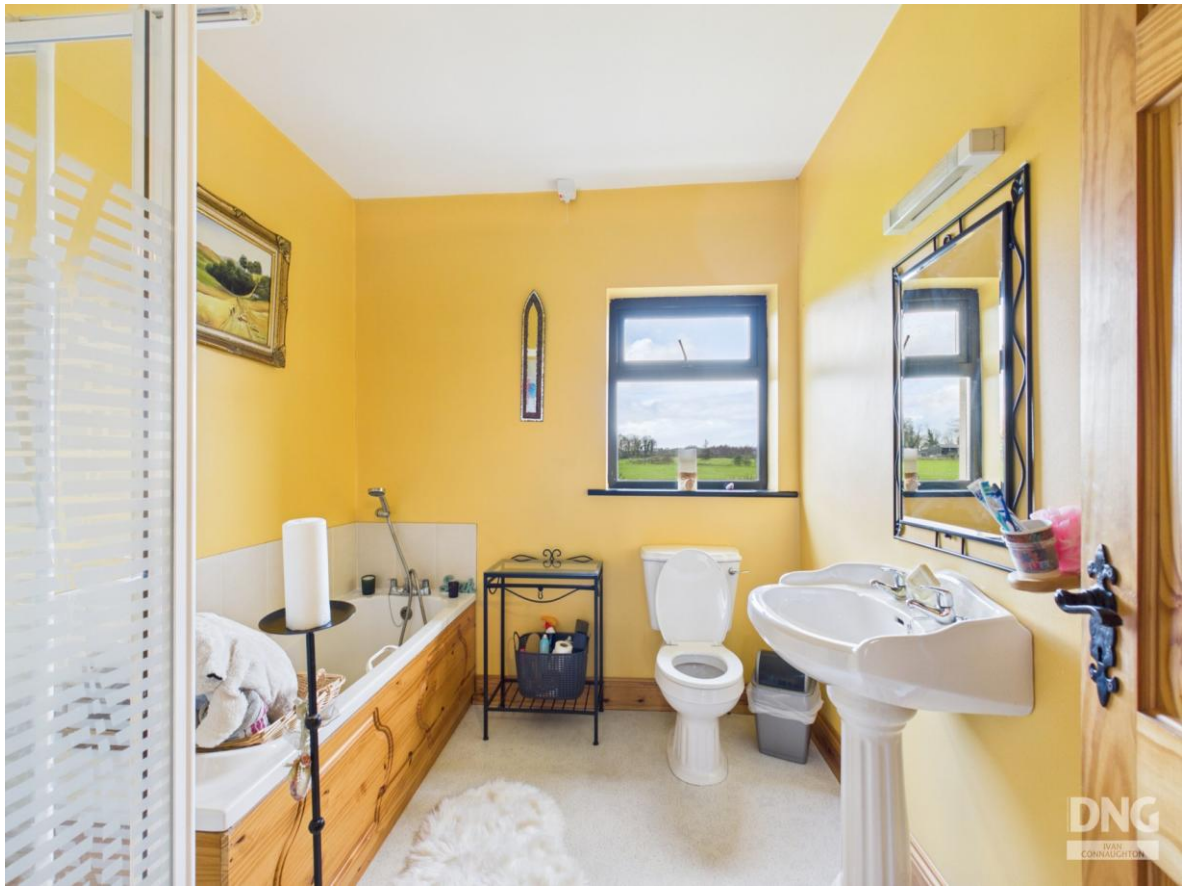


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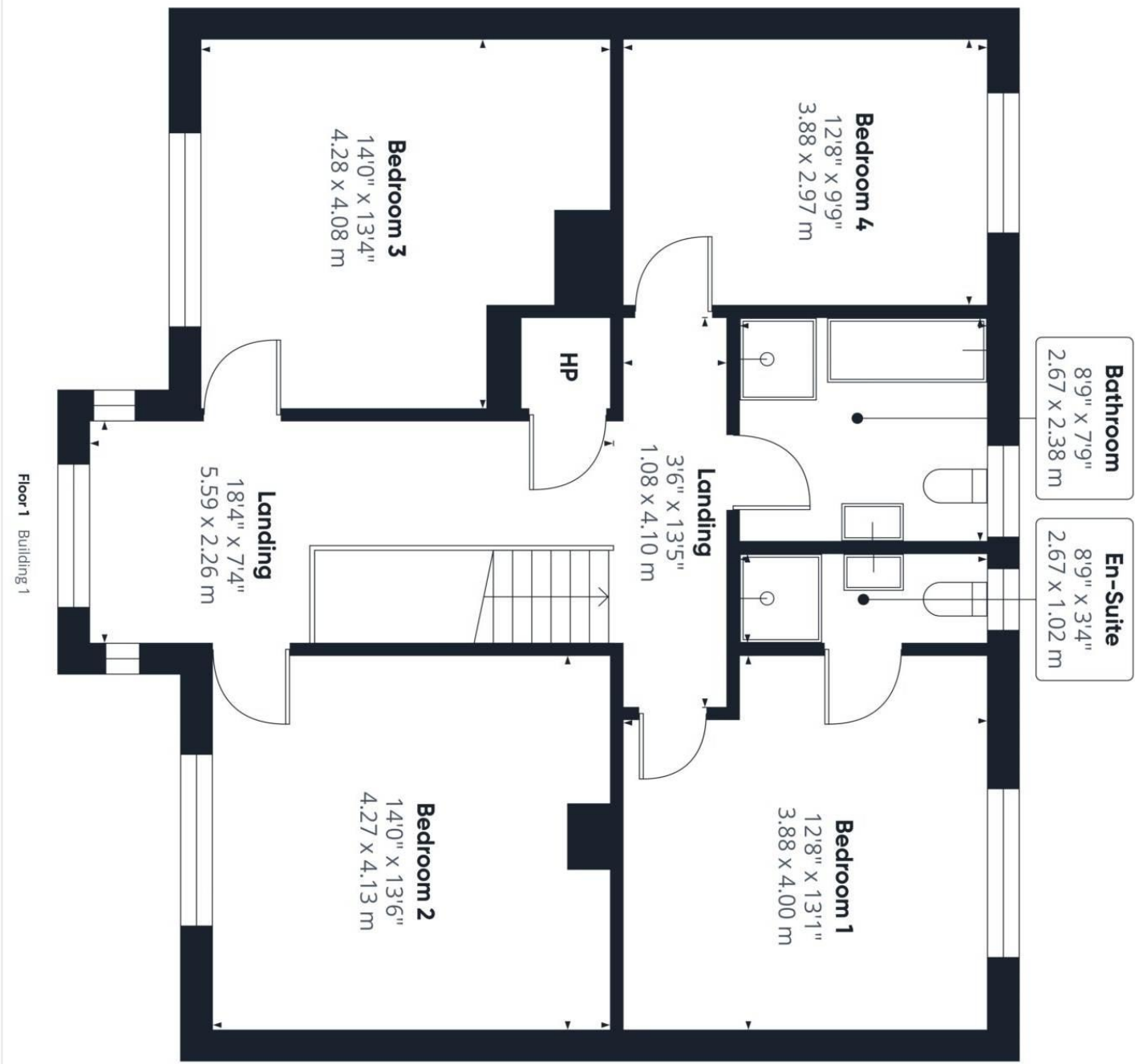
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Approximate total area⁽¹⁾ 904 ft² 84 m²	(1) Excluding balconies and terraces	Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE360
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