

For Sale

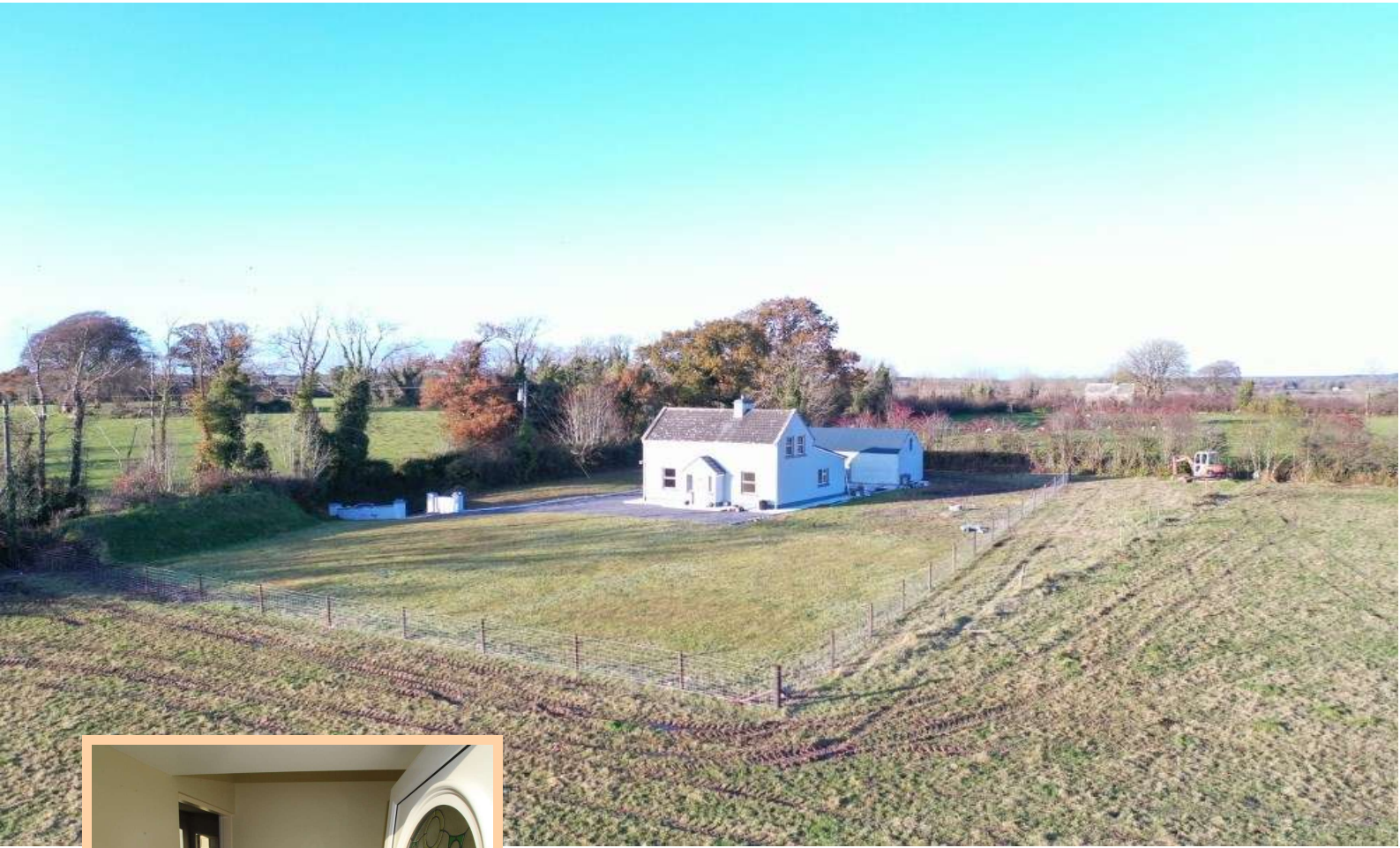
Killian, Newbridge, Ballinasloe, Co. Galway

H53 V2Y2

3 Bedrooms| Detached

D320

CONNAUGHTON
AUCTIONEERS
www.connaughtonauctioneers.ie



Offers in Excess of €145,000

Attractive three bedroom residence in good condition standing on c. 0.54 acres, located just off the Newbridge to Ballinamore Bridge road. Boasting spacious living accommodation throughout, the residence has a large double garage to rear. Viewing comes highly recommended. Accommodation includes, Reception Hallway, Living Room, Kitchen, Dining room, 3 Bedrooms and main Bathroom. For further details or to arrange a viewing contact the office on 090-6663700

Viewings available weekends, evenings and Bank Holidays by prior arrangement.

PSRA Licence No. 001350

Office: Main Street, Athleague, Roscommon, County Roscommon, F42 TW70

Tel: 090-6663700

Email: info@connaughtonauctioneers.ie



Reception Hallway

6'10" (2.08m) x 6'1" (1.85m) UPVC entrance door, carpeted flooring, ceiling spotlights

Living Room

16'0" (4.88m) x 13'7" (4.14m) Feature solid fuel stove with brick outset, hotpress (airing cupboard) to side, feature centre lights, wall lighting, stairs to first floor



Bathroom

10'2" (3.1m) x 6'1" (1.85m) WC, WHB, bath, shower & enclosure, tiled flooring, part wall tiling



Bedroom One

14'1" (4.29m) x 11'0" (3.35m) (On the ground floor) Carpeted flooring

Utility Room

11'0" (3.35m) x 4'5" (1.35m) Linoleum flooring, door off to rear garden



Landing

8'3" (2.51m) x 3'6" (1.07m) Carpeted flooring

Bedroom Two

16'3" (4.95m) x 10'2" (3.1m) Carpeted Flooring

Bedroom Three

13'0" (3.96m) x 9'9" (2.97m) Carpeted Flooring



- Laid lawns with large gardens to front and side
- Driveway kerbed & stoned, extends to rear
- Block wall with piers at entrance
- Double garage to rear
- Area 1 garage (15`2" x 14`6")
Door to front & rear, newly floored
- Area 2 garage (17`6" x 14`6")
Door to rear, newly floored
- Oil fired central heating





