



**For Sale By Private Treaty**

**10 Carraig Mor, Ballindine, Co. Mayo.  
4 Bedroom Semi-Detached Residence.**



**This property is in turn key condition and is ideal starter home or investment home.**

**Location**

- Located in a quite Residential area..
- Located just off the N17 in the Village of Ballindine.
- 7.4 km (4.6 miles) – Claremorris
- 33.8 km (21 miles) – Castlebar
- 47 km (29.2 miles) – Galway.

## Description

- 4 Bedroom Semi-Detached Residence in very good condition throughout.
- Accommodation includes:  
Ground Floor: Entrance Hall, Sitting Room, Kitchen/Dining room, Utility and Toilet.  
First Floor: Master bedroom (en-suite), 3 bedrooms, family bathroom and hotpress.
- Gross Internal Floor Area estimated at 1,292 sq. ft.
- Tarmacadem entrance to the front and garden to the rear of the property.
- Heating is by way of Oil Fired Central Heating and open fire place in the Sitting Room.

## Other Features

- uPVC double glazed windows throughout.
- Fully Landscaped Garden to the rear.

## Accommodation

All measurements quoted in metres and are approximations.

### *Ground Floor*

Entrance Hall	5.01	x	2.1
Sitting Room	3.95	x	5.01
Kitchen/Dining	6.05	x	3.85
Utility	0.68	x	2.1
Toilet	2.1	x	0.68

### *First Floor*

Master Bedroom	4.15	x	2.73
Bedroom 2	2.73	x	3.7
Bedroom 3	3.22	x	2.5
Bedroom 4	3.22	x	2.75
Bathroom	1.7	x	2.1
Hotpress			

## Viewing

Strictly by appointment with auctioneers Dermody Auctioneers, Valuers and Estate Agents.  
Negotiator - Ian Dermody (093) 52655

## Minimum Advised Value – €209,000

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given.

**Dermody Auctioneers, Bishop Street, Tuam, Co. Galway.**

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