



**For Sale by Private Treaty**

**4 Bedroom Two-Storey Residence standing on 0.75 acre site.  
Cross East, Cross, Co. Mayo**



**Location**

- 2.89km (1.8 miles) – Cross

**Description**

- Recently completed 4 bedroom detached two- storey residential property in a beautiful and much sought after location.
- Spacious well presented home standing on approximately 0.75 acre site in a peaceful setting.
- Accommodation includes:  
*Ground Floor* – Entrance Hall, Large Living room, Kitchen/Dining room, Utility, W.C. and Sitting Room.

*First Floor* – Master Bedroom with Walk-in Wardrobe (en-suite), 3 Large Bedrooms (1 en-suite) and Spacious family Bathroom.

- Heating is by way of OFCH throughout and open fireplace in the Living room.
- This property is in Turn Key condition.
- This property can also be purchased with additional land if required, subject to negotiations.

#### **Other Features**

- This property is finished to a very high specification to include;
- All sanitary ware fitted and tilling complete
- 2 Fireplaces installed
- Oak Kitchen fully fitted
- Carpet on the First floor.



#### **Accommodation**

All measurements quoted in metres and are approximations

<i>Ground Floor</i>			
Entrance Hallway	2.60	x	4.50
Kitchen	4.75	x	4.45
Dining/Sitting Room	4.00	x	8.80
Utility	2.85	x	2.95
W.C.			
Lounge	4.00	x	4.00
<i>First Floor</i>			
Landing			
Master Bedroom	4.00	x	4.15
Walk-in Wardrobe	2.00	x	2.00
En-Suite	2.00	x	1.80
Bedroom 2	4.00	x	3.85
En-Suite			
Bedroom 3	3.60	x	4.00
Bedroom 4	4.00	x	2.55
Family Bathroom	2.60	x	2.55

#### **Directions**

From Kilmaine Village, take the Cross Road (first turn right after leaving Kilmaine Village heading towards Shrule). Proceed on this road for approx. 3 miles. The property is visible on the L.H.S.

From Cross Village heading towards Headford just over the bridge, take a left turn towards Kilmaine Village. Proceed on this road for approx. 1.8 miles and the property is visible on your R.H.S.

**Viewing**

Highly recommended. Strictly by appointment with sole agents Dermody Auctioneers, Valuers and Estate Agents. – Negotiator - Ian Dermody (093) 52655

**Guide Price - €380,000**

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.**

**Tel: (093) 52655**

**Fax: (093) 52652**

**Ian Mob: (087) 2446641**

**Pat Mob: (087) 2511269**

**Email: [ian@dermody.ie](mailto:ian@dermody.ie)**

**Web: [www.dermody.ie](http://www.dermody.ie)**