

**For Sale by Private Treaty**

**Carrownaskeha, Claremorris, Co. Mayo.**

**4 Bedroom Dormer Residence. (6 acres of land can be sold separately)**



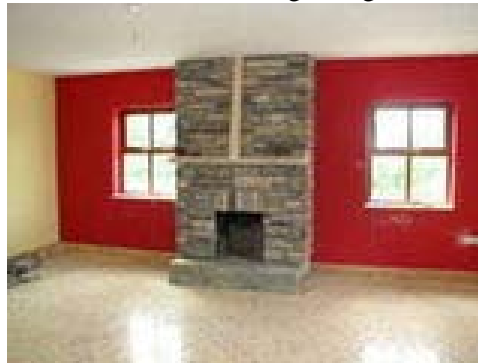
**Location**

- 0.40km (1 mile) – Claremorris
- 10.78km (6.7 miles) – Knock
- 27.72km (17.10 miles) – Castlebar
- 62.61km (38.90 miles) – Galway.

**Description**

- 4 Bedroom dormer standing on approximately 0.5 acre site.
- The 6 acres of land is adjacent to the property and has the benefit of its own entrance.
- Gross internal floor area estimated at 1,900 sq. ft.

- Accommodation includes: Porch, Living room, Kitchen/Dining room, Pantry, Utility, 4 Bedrooms (1 en-suite) and Family Bathroom.
- This property has been built to a very high standard to include stone fireplace in the living room, laminate timber flooring and a fully fitted kitchen.
- uPVC double glazed windows and Oil fired central heating throughout.



### Accommodation

All measurements quoted in metres and are approximations.

#### Ground Floor

Porch			
Living room	5.59	x	5.59
Kitchen/Dining	3.86	x	4.06
Pantry	1.78	x	1.96
Utility	1.68	x	2.39
Master Bedroom	4.65	x	5.03
En-Suite	1.14	x	2.82
Guest WC	1.93	x	2.11

#### First Floor

Landing			
Bedroom 2	5.05	x	4.11
Bedroom 3	3.53	x	4.22
Bedroom 4	4.37	x	4.11
Bathroom	2.03	x	2.24

### Directions

From Claremorris take the Ballindine Road. Cross over the main By-Pass N17. After Claremorris Equestrian School turn left. The property is the first house on the R.H.S.

### Viewing

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

### Minimum Advised Value – € 300,000

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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