



**For Sale By Private Treaty**

**Clooncastle, Ballynakillew, Ballinrobe, Co. Mayo.  
4 Bedroom Residence.**



**Excellent opportunity to acquire your home only a short drive from a championship Golf Course and with wonderful views of the Partry Mountains.**

**Location**

- 4 km (2.5 miles) - Hollymount
- 4.8 km (3 miles) – Ballinrobe
- 25 km (16 miles) – Claremorris
- 56 km (35 miles) – Galway

**Description**

- Recently completed 4 Bedroom Bungalow with attic conversion on approximately 0.5 acre site.
- Gross Internal Floor area estimated at 1,800 sq. ft.

- Accommodation includes:  
Ground Floor: Porch, Large Entrance Hall, Living Room, Kitchen/Dining Room, Utility, W.C., Hot Press, 4 large bedrooms (2 en-suite) and Spacious family bathroom.  
First Floor: Additional Storage.
- Oil Fired Central Heating throughout with open fireplace in the Living Room.
- uPVC double glazed windows throughout.
- Spacious gardens to the front and rear of this property with natural stone walls to the front.

### Other Features

- The house is finished to a high standard and exceptionally well laid out.
- This property has large bright rooms.



Kitchen/Dining



Living Room



Hall

### Accommodation

All measurements quoted in metres and are approximations.

Porch	1.80	x	1.31
Entrance Hallway	1.80	x	9.71
Living Room	4.25	x	5.20
Kitchen/Dining	8.70	x	4.60
Utility	2.26	x	2.45
W.C.	1.20	x	2.45
Hot Press	1.09	x	1.09
Bedroom 1	3.65	x	3.65
En-suite	1.20	x	2.60
Bedroom 2	3.65	x	3.65
Bedroom 3	3.65	x	3.65
En-suite	1.20	x	2.60
Bedroom 4	3.65	x	3.65

### Viewing

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

### Minimum Advised Value – €275,000

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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