

**FRANK
SWEENEY
& COMPANY**

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FOR SALE

BER C2

6 COIS NA COILLE, CARRABANE, ATHENRY, CO. GALWAY



ASKING PRICE €275,000

Property Description:

Frank Sweeney & Co. are delighted to offer for sale this fantastic 4 bedroom detached property at Cois Na Coille, Carrabane, Athenry, Co. Galway, This property is finished to a high standard throughout. Cois Na Coille is a small development of 10 detached houses in the village of Carrabane. The homes are centered around a large green area and are a short walk to Carrabane woods and its walks. Carrabane is located between the towns of Loughrea and Athenry.

This would make a wonderful family home in a quiet peaceful and safe location.

Accommodation

Ground Floor

Entrance Hallway - 1.8m x 4.45m - Tiled Floor. Solid oak stairs.

Sitting Room - 3.55m x 4.45m - Solid Oak floor, Solid fuel stove, Coving, attractive fire surround, double doors leading to dining area.

Living Room - 3.74m x 3.55m

Kitchen/Diner - 6.5m x 4.1m - Tiled floor, recessed lighting, fitted kitchen, coving.

Utility - 2.4m x 2.75m - Tiled Floor

Downstairs Bathroom - 2.4m x 1.4m - Fully Tiled

First Floor

Bedroom 1 - 4.5m x 4.1m - Semi solid oak floor

Bedroom 2 - 4.45m x 2.62 - Semi solid oak floor

Bedroom 3 - 3.5m x 3.35m - Semi solid oak floor

Master Bedroom - 3.5m x 3.8m - Semi solid oak floor.

En-Suite - 2.35m x 2m - Fully tiled

Main Bathroom - 2.4m x 3.45m - Fully tiled

Landing - Semi solid oak floor, Hotpress

Exterior

Garden shed

Greenhouse

Landscaped Gardens

Patio Area

Natural stone front boundary wall

Side gates

Block wall side and rear boundaries

Views to the Clare mountains

Tarmacadam driveway

Additional Information

Wood effect double glazing

Oil Central heating

Oak doors, skirting and architrave.

Oak stairs

Black soffit, gutter and fascia

Features:

- Ready to live in condition
- High end finish internally
- Solid Fuel Stove
- Landscaped garden with patio area
- Small private development with large green area
- Next to Carrabane primary school, Kilconeiren pitch, Carrabane forrest walk and the Forrest Gate lodge

Daft Property Shortcode:

<http://www.daft.ie/11115094>