

FOX & GALLAGHER LTD

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REGISTERED EUROPEAN VALUERS



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6 Srahanarry Estate, Bangor Erris, Ballina, Co. Mayo F26 N2Y8

A four bedroom detached house located near the Owenmore river and situated two minutes from the local national school, eighteen minutes to Belmullet and nine minutes from the Carrowmore lake.



0.17 acres

143 sqm (1539 sqft)

Guide Price €168,000.00



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Licence No: 002274

Open House on the 13th of July 2019 Saturday at 1-2 p.m.

The estate is located near the Owenmore River while the property is situated within a three minute drive to Kiltane GAA club, two minutes from the national school, four minutes from the successful Bangor Hibs soccer club, one minute to the town centre, twenty five minutes to Crossmolina, eighteen minutes to Belmullet and nine minutes to the Carrowmore Lakes. Bangor Erris is a popular area for wild Atlantic salmon and sea trout fishing and is rich in natural beauty, history and local folklore. Downstairs property accommodation includes a hall entrance, sitting room, all purpose room, dining room, conservatory, kitchen, utility room and W.C. Upstairs accommodation comprises of four bedrooms, two en suites, hot press, bathroom and landing. The two back bedrooms has phenomenal views of the river, mountain and Bangor Trail with the property having a east-south-west orientation and double glazing windows. The property also comes with a back garden complete with a garden shed.

Hall entrance 2.77m (9'1") x 3.54m (11'7")

Very bright area with T & G softwood flooring.

Sitting room 4.38m (14'4") x 3.77m (12'4")

Marble fireplace with timber surround and cast iron insert. Also has two lights over the fireplace and coving with a bay window overlooking the front. T & G softwood flooring.

All purpose room 2.84m (9'4") x 4.76m (15'7")

Two large windows overlooking the green. Tiled floor

Dining room 3.59m (11'9") x 3.4m (11'2")

Stove with a back boiler and patio doors leading to conservatory. T & G softwood flooring.

Conservatory 3.34m (10'11") x 3.43m (11'3")

Brilliant views with T & G softwood flooring and facing east. south and west. Has large windows and a vaulted ceiling.

Kitchen 4.39m (14'5") x 3.4m (11'2")

Tiled floor. Window overlooking the Owenmore River and patio doors leading to dining room. Solid wood built units and has a southwest orientation.

Utility room 3.53m (11'7") x 2.13m (7'0")

Has access to back door, great space and brilliant views of river and mountains. Tiled floor.

W.C. 1.5m (4'11") x 0.95m (3'1")

Off from the hall, has a T & G softwood flooring.

Bedroom 1 3.62m (11'11") x 3.05m (10'0")

To back of house. Brilliant views and built in units with T & G softwood flooring.

Ensuite 2.44m (8'0") x 0.99m (3'3")

Has a big window with a pump shower, 1/2 tiled walls and a fully tiled shower unit. Tiled floor.

Bedroom 2 3.75m (12'4") x 3.36m (11'0")

To the back of house with brilliant views. T & G softwood flooring.

Ensuite 1.76m (5'9") x 1.74m (5'9")

Has a mira shower with 1/2 tiled walls and a fully tiled shower unit. Tiled floor.

Bedroom 3 3.33m (10'11") x 3.77m (12'4")

To front of house, overlooking garden. T & G softwood flooring.

Bedroom 4 2.87m (9'5") x 3.35m (11'0")

Looks out onto garden. Has T & G softwood flooring.



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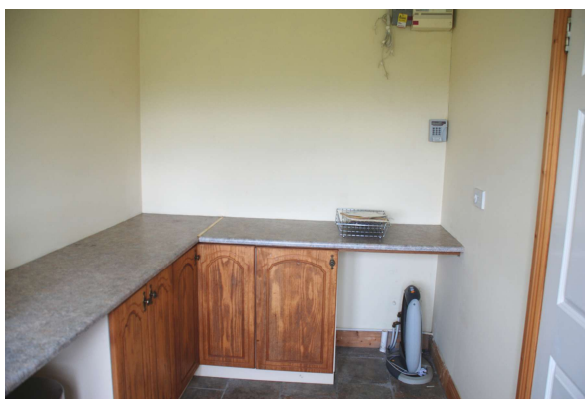
Hot press 1.37m (4'6") x 0.72m (2'4")

Landing 1.07m (3'6") x 3.59m (11'9")

Has access to attic with styra ladder. Carpeted floor.

Bathroom 2.01m (6'7") x 3.09m (10'2")

Very well done bathroom, 1/2 tiled walls with a bath and tiled floor.



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- **Located near the Owenmore river and nine minutes from Carrowmore Lake.**
- **Situated two minutes from local national school and tree minutes from GAA club.**
- **GF: sitting room, all purpose room, dining room, conservatory, kitchen, utility and W.C.**
- **1st Floor: four bedrooms, two en suites, hot press, bathroom and landing.**
- **Boasts incredible views of Owenmore river, mountains and the Bangor Trail.**
- **Has a east-south-west orientation and back garden with shed.**

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