

For Sale

Trihill West, Ballinamore Bridge,
Ballinasloe, Co. Roscommon. H53 X330



Price Region: Offers in Excess of €495,000

A Rare Architectural Gem in a Tranquil Family Haven.

Set on a beautifully landscaped 0.96 acre site, this luxurious 4/5 bedroom detached residence (c. 3,714 sq.ft.) offers a rare opportunity to own a truly exceptional home in one of the region's most idyllic and family-friendly enclaves. Nestled along the Roscommon/Galway border, this home is surrounded by scenic walkways, the River Suck, and the enchanting Ballygar Woods - perfect for peaceful strolls, fishing, or weekend adventures with the kids.

Built in 2010 with no expense spared, the home boasts a striking modern design, high-end finishes, and a layout tailored for both family living and entertaining. The area is known for its safety, privacy, and welcoming community of young families. This dream home is perfect for commuters seeking countryside charm without sacrificing convenience (with easy access to surround towns such as Ballygar, Roscommon & Ballinasloe).

Viewing comes highly recommended and is by appointment only.

For further information and to arrange a viewing, contact DNG Ivan Connaughton on 090-6663700

Property Highlights:

Idyllic Setting: On the Hymany Way walking route, approx. 3km from Ballygar Woods and the River Suck
Commuters dream: centrally located between Mountbellew, Roscommon Town, Athlone and Ballinasloe which provides direct access to the M6 motorway, connecting easily to Galway City and Dublin

Spacious design: 4/5 large bedrooms (1 en-suite with walk-in wardrobe, 2 with Jack & Jill bathroom), plus extra large attic with wooden stairs and velux windows, currently used for stage with conversion potential to additional 2 bedroom and bath (subject to planning permission), 2 walk in wardrobes

Modern living: 24kw solid fuel stove in the living room with back boiler connected to one of 2 water tanks provides warm water and heating for the entire house during the winter; additional unique gas fireplace in the second living room/ bedroom; large landing area serving as a perfect place for relaxation in the evening while enjoying favourite book overlooking beautiful green fields through large windows

4 Bathrooms: Including one with laundry setup and full plumbing for future redesign to the new owner's taste
Energy Efficient: B-rated with solar panels, heat recovery system, underfloor heating on both floors and radiators in the attic

Filtered Water: 7-stage reverse osmosis system—no bottled water needed and filtered mains water

Exceptional Build Quality: Custom interiors, imported internal wooden doors, and bespoke, custom made wooden blinds

Family-Focused Features:

Custom-built oversized playhouse with large patio (which is ideal for summer parties- even for adults!) and a bunk bed
Private playground with large trampoline, swings and sandpit
Fully fenced evergreen garden with mature coniferous trees

Detached fully renovated Two-Storey Garage (c. 100 sqm):

Ground floor workshop
First-floor gym/playroom with Velux windows
Additional floored storage on third level

Entertainer's Dream:

Double dining doors open to a spacious paved patio and large, private back garden
Sunroom with high ceilings, Velux window, and garden access
Custom made oversized kitchen island with breakfast bar

Modern Comforts:

2 hot water tanks (solar/gas + back boiler)
Electric and mains showers
All bedrooms wired for cable TV
Fibre Broadband: High-speed internet for remote work and streaming

Security & Privacy:

Steel gates (wired for electric), perimeter secure fencing, and mature hedging
Peaceful lane with other young families nearby

This is a once-in-a-generation opportunity to secure a turnkey, design-led family home in a location that blends natural beauty, community warmth, and modern convenience.



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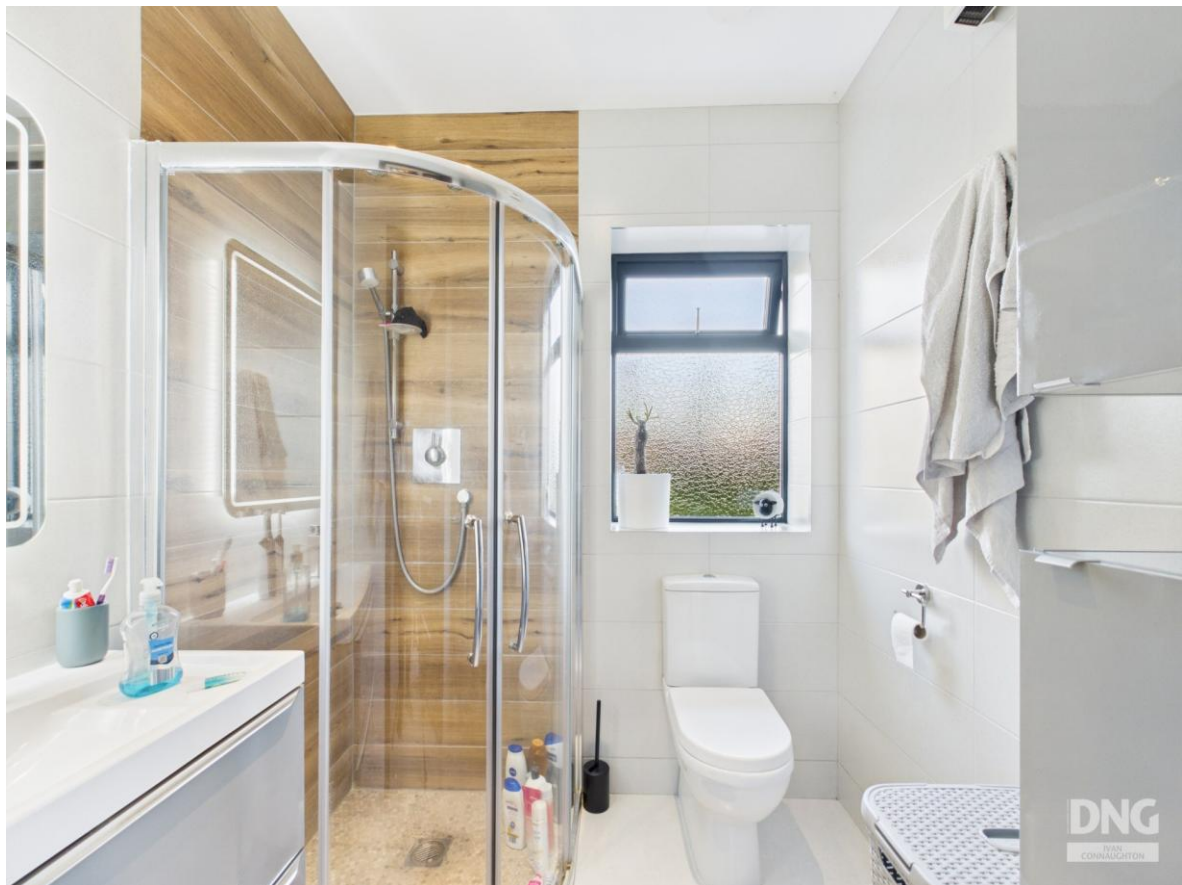
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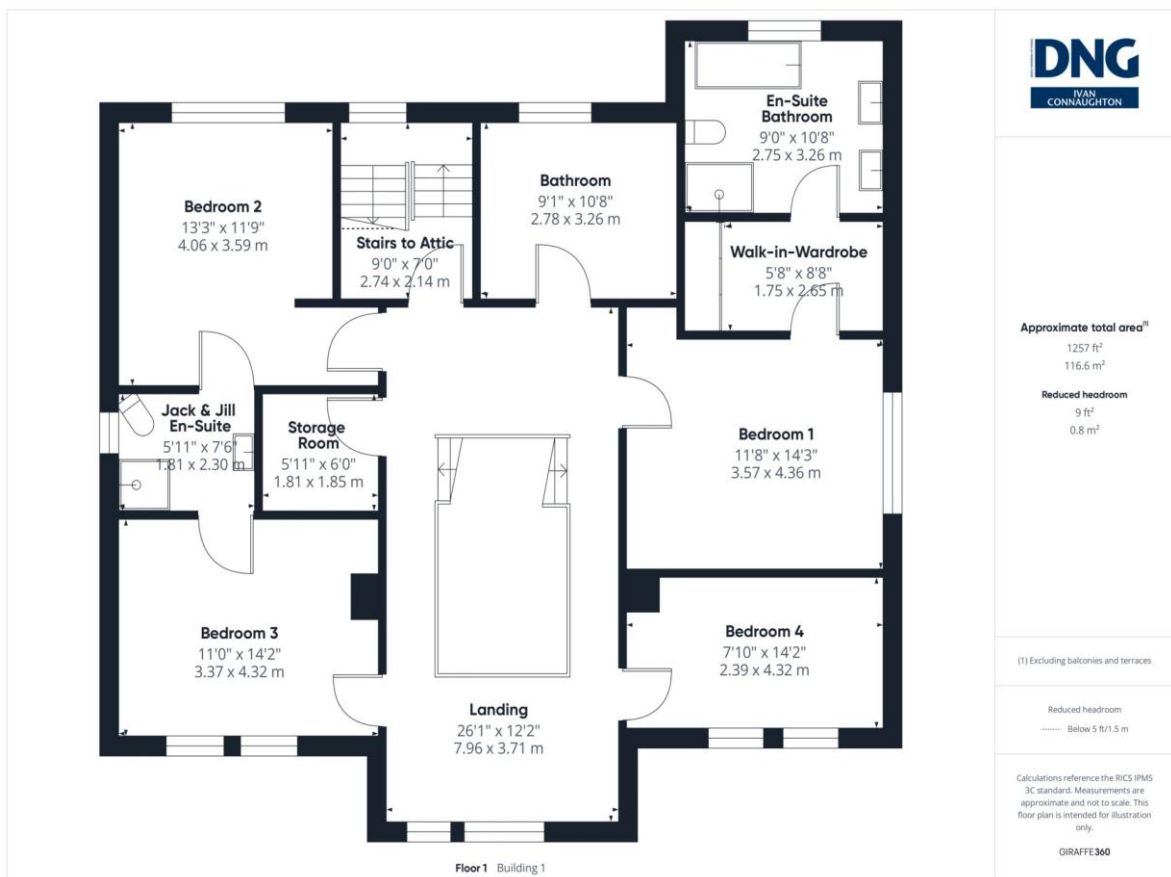
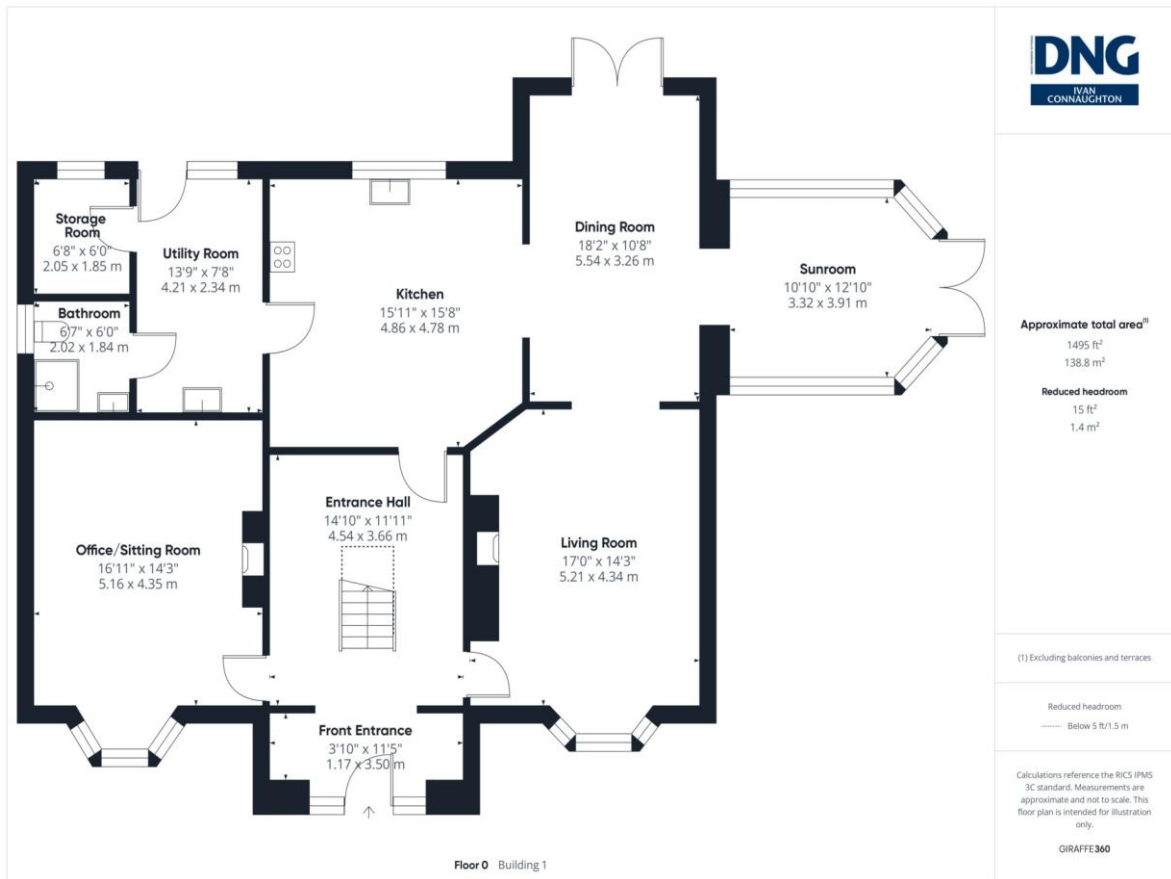
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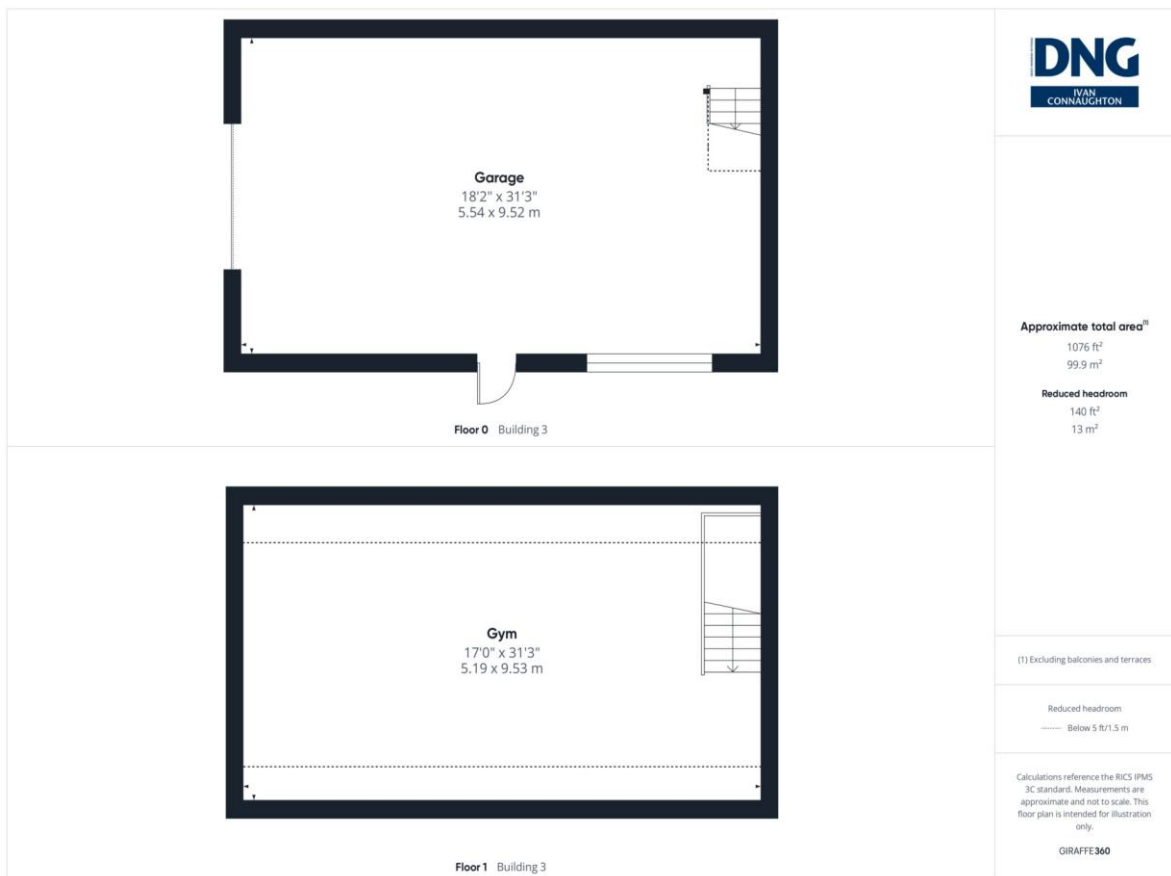
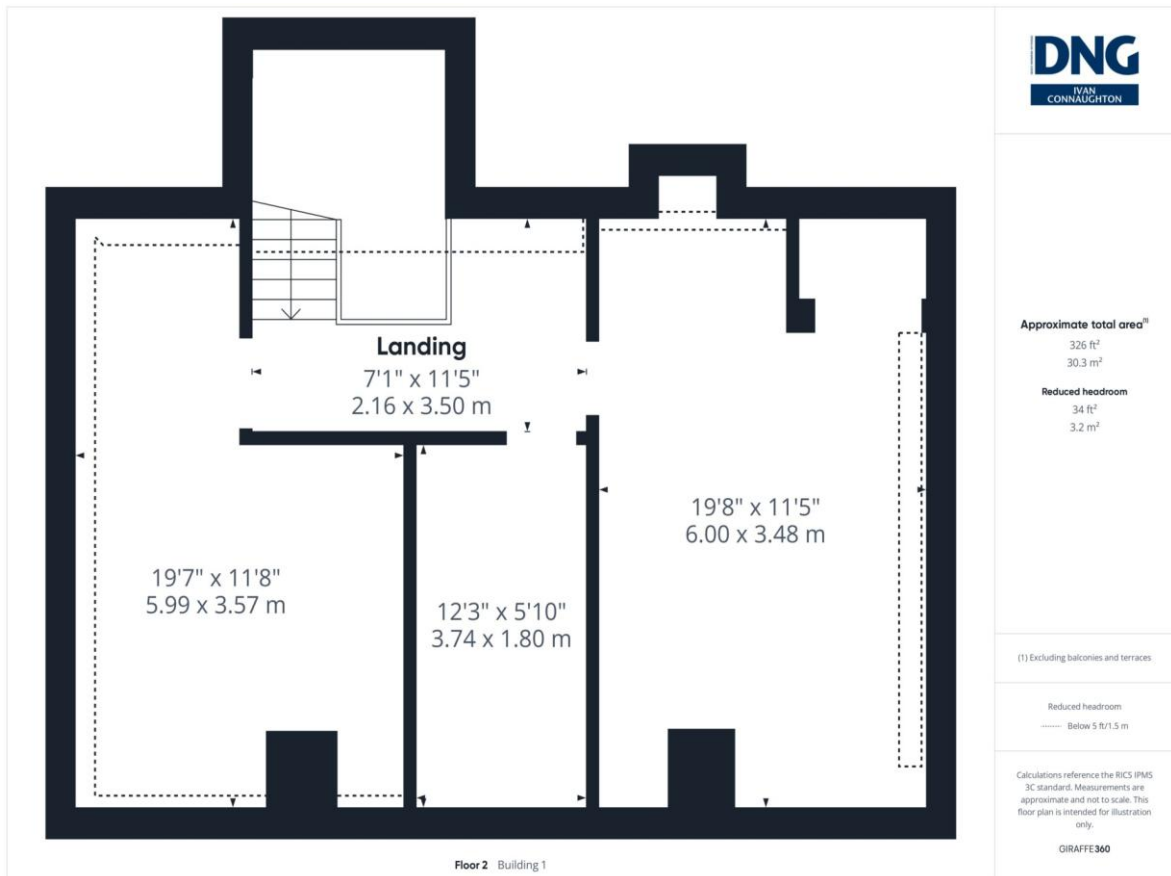


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