

# For Sale

32 Beechlawn Heights, Ballinasloe,  
Co. Galway, H53 KN61

DOUGLAS NEWMAN GOOD  
**DNG**

**IVAN  
CONNAUGHTON**

**BER C1**



**Price Region:** Offers in Excess of €300,000

Attractive four bedroom detached residence in excellent condition boasting spacious living accommodation throughout and located in much sought after area in Ballinasloe Town. The accommodation comprises entrance hall, living room, kitchen/dining, utility and W.C on ground floor and first floor with landing, four bedrooms with one ensuite and bathroom.

Viewing comes highly recommended and is by prior appointment.

**The auctioneer invites enquiries and offers for immediate sale.**

**Hallway**

2.15m (7'1") x 4.95m (16'3")

**Kitchen**

6.93m (22'9") x 3.94m (12'11")

**Living Room**

4.64m (15'3") x 4.92m (16'2")

**Utility Room**

1.74m (5'9") x 2.13m (7'0")

**WC**

1.73m (5'8") x 1.44m (4'9")

**Landing**

5.19m (17'0") x 2.75m (9'0")

**Bedroom 1**

1.62m (5'4") x 4.03m (13'3")

**Bedroom 2**

2.93m (9'7") x 3.71m (12'2")

**Bedroom 3**

3.86m (12'8") x 2.93m (9'7")

**Bathroom**

2.62m (8'7") x 1.76m (5'9")

**Bedroom 4**

4.08m (13'5") x 3.51m (11'6")

**En-Suite**

2.73m (8'11") x 0.89m (2'11")

**OTHER FEATURES**

- Gas Fired Central Heating
- Spacious Living, stira stairs to attic area
- Floor area c. 1,336 sq.ft, ready for immediate occupancy
- Fitted wardrobes in all bedrooms
- Prime Residential area in Ballinasloe Town
- Laid lawns, large enclosed garden to rear
- Within walking distance of all amenities and Town Centre
- c. 2 kilometre drive from M6 Dublin to Galway Motorway
- Viewing highly recommended























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