

For Sale

30 Beechlawn Heights, Ballinasloe,
Co. Galway, H53 XW32

DOUGLAS NEWMAN GOOD
DNG

**IVAN
CONNAUGHTON**

BER C1



Price Region: Offers in Excess of €250,000

Attractive four bedroom semi-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.

Entrance Hall

1.85m (6'1") x 4.89m (16'1")

Kitchen/Dining Room

6.05m (19'10") x 4.23m (13'11")

Utility Room

1.79m (5'10") x 1.9m (6'3")

WC

1.78m (5'10") x 1.45m (4'9")

Living Room

4.05m (13'3") x 5.48m (18'0")

Landing

3.47m (11'5") x 1.99m (6'6")

Bedroom 1

2.47m (8'1") x 3.46m (11'4")

Bedroom 2

3.46m (11'4") x 2.96m (9'9")

Bathroom

2.43m (8'0") x 1.64m (5'5")

Bedroom 3

3.45m (11'4") x 4.04m (13'3")

En-Suite

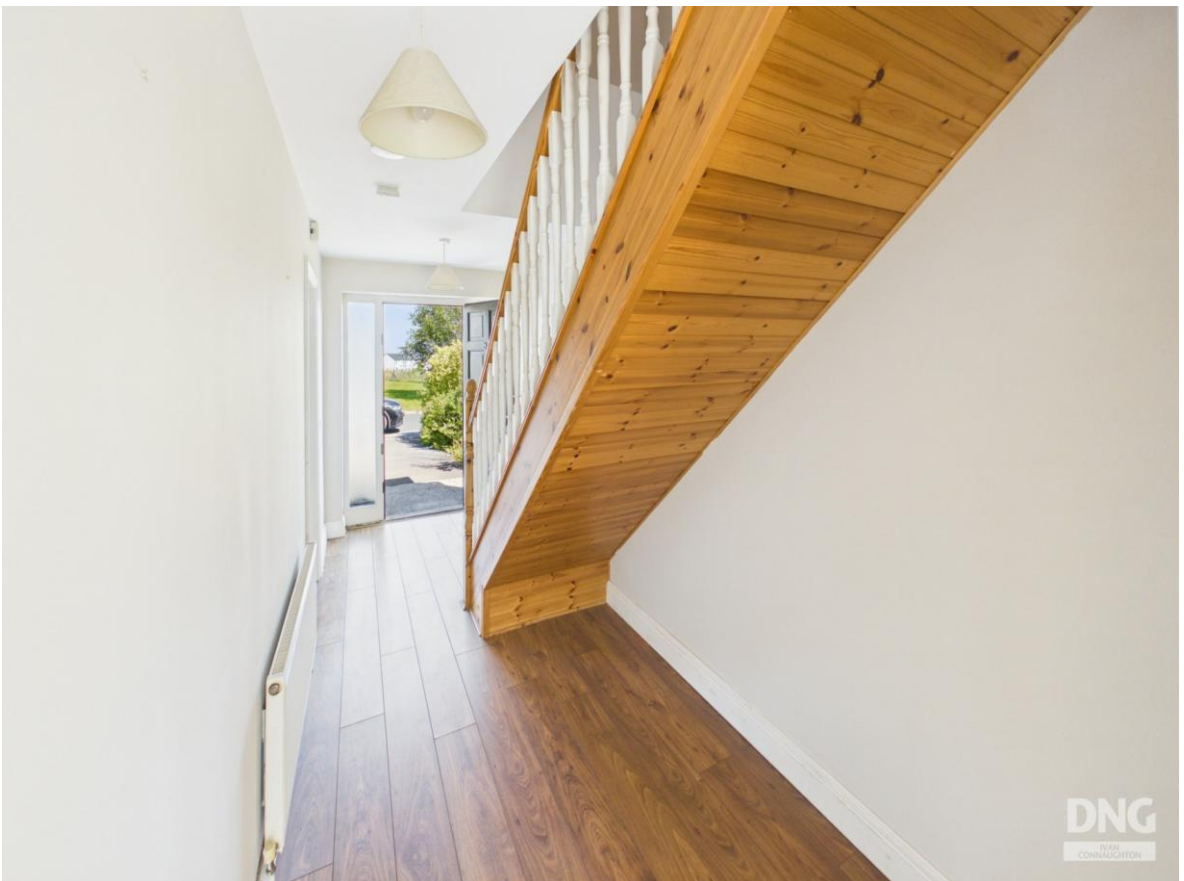
2.45m (8'0") x 0.8m (2'7")

Bedroom 4

2.47m (8'1") x 3.63m (11'11")

OTHER FEATURES

- Gas Fired Central Heating
- Spacious Living, stairs to attic area
- Floor area c. 1,227 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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