



TUOHY  
O'TOOLE

Westport (098) 28000  
Castlebar (094) 9028710  
info@tot.ie

[www.tot.ie](http://www.tot.ie)

Estate Agents | Auctioneers | Valuation Surveyors

# TRADITIONAL COTTAGE RESIDENCE DERREW, BALLYHEANE, CASTLEBAR ON C. 0.635ACRES F23 V054



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## FEATURES:

- Very convenient to Ballyheane Village (less than 1km)
- 11km from Castlebar
- Spacious 3 bedroom cottage
- Traditional quality stabling (including 2 bay hay shed)
- Generous site – c. 0.635 acres
- Oil Fired Central Heating

FOR SALE



Tuohy O'Toole give notice that these particulars/dimensions, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. All intending purchasers should satisfy themselves by inspection or otherwise as to their accuracy.

## DESCRIPTION

### COTTAGE RESIDENCE

Cottage comprises original building with slated roof, large extension to the rear. While in need of refurbishment, this benefits from oil fired central heating and double glazed windows in the main. The current layout features one reception room, a kitchen/dining area, 3 bedrooms, bathroom and separate toilet.

### STABLING

To the rear there is a small yard area off which there is some traditional stabling including a well-maintained stable comprising close to 120 sq. mtrs (1,290 sq. ft.). In addition there is a 2 bay round roofed hay shed adjacent to same.

### SERVICES

Electricity – Mains (presently disconnected)  
Heating - Oil fired central heating  
External Boiler  
Water from Group Scheme  
Sewage to septic tank at rear (within site area)

## ACCOMMODATION COMPRISES:

### GROUND FLOOR

|                        |   |
|------------------------|---|
| <b>ENTRANCE PORCH:</b> | 4' 1" x 3' 5" (1.2500m x 1.0500m)<br>Vinyl tiled floor  |
| <b>LIVING ROOM:</b>    | 4.0m x 3.85m<br>Open fireplace with brick surround  |
| <b>BEDROOM (1):</b>    | 3.85m x 2.7m<br>Front   |
| <b>BEDROOM (2):</b>    | 3.85m x 3.0m<br>Front   |
| <b>BACK HALLWAY:</b>   | 6' 7" x 2' 11" (2.00m x 0.9000m) plus 2.95 m x 1.2 m  |
| <b>KITCHEN/DINING</b>  | 3.65m x 2.9m<br>Fitted floor level units incorporating stainless steel sink unit,<br>electric cooker point, vinyl tiled floor |
| <b>INNER HALLWAY:</b>  | 0.2m x 2.95m  |
| <b>BEDROOM (3):</b>    | 3.6m x 2.9m<br>Back   |

**BATHROOM:** 1.84m x 1.84m x 1.8m  
whb, bath

**SEPARATE WC:** 1.84m x 1.1m  
wc, whb

**GUIDE PRICE €107,500**

## **DIRECTIONS**

Proceed to Ballyheane village from Castlebar, pass the School and Church on your right, bear right just after this (And McEvilly's Pub), follow this road for about 500 m. Take the first and the subject property is about 200m after this (our sign is outside).





### Land Registry Compliant Map

