

For Sale

Residence & Outbuildings on c. 0.82 Acres,
Lisheennaheltia, Williamstown, Co. Galway. F45 ED25
| Detached



BER D1



Guide Price €175,000

Introducing a charming three bedroom bungalow nestled on c. 0.82 acres of land in the idyllic town land of Lisheen, just c. 6.7km from Glenamaddy, c. 5.5km from Clonbern and under 10km from the towns of Kilkerrin and Williamstown. There have been recent upgrades to enhance the energy efficiency to a BER rating of D1, with the cavity wall being professionally pumped, increased attic insulation and the installation of new windows and doors, which improve not only the aesthetics of the property but also significantly reduces heat loss and energy costs. The added bonus of a 3-bay hay barn (c. 44' x 22') with lean-to (c. 21' x 19'), farm yard & additional sheds for those with farming or agricultural interests.

Additionally, there is a derelict cottage on site, presenting a unique opportunity for renovation or conversion into a guest cottage, studio or a multitude of other possibilities.

Viewing is strictly by appointment only.

For further information & to arrange a viewing, contact Connaughton Auctioneers on 090-6663700

Reception Hallway

17'7" (5.36m) x 5'4" (1.63m) carpet to floor, glass panel upvc door, radiator

Sitting Room

14'5" (4.39m) x 10'9" (3.28m) carpet to floor, open fireplace with tiled mantle & hearth

Kitchen

12'6" (3.81m) x 8'0" (2.44m) Linoleum flooring, access to attic, plumbed for washing machine, fitted kitchen units & worktop, door off to side

Dining Room

16'4" (4.98m) x 10'9" (3.28m) Lino flooring, stanley solid stanley range with back boiler, large window, hotpress (airing cupboard) off

Bedroom 1

14'4" (4.37m) x 8'9" (2.67m) carpet to floor, window overlooking side garden, fully fitted wardrobe

Bedroom 2

10'6" (3.2m) x 7'9" (2.36m) carpet to floor, window to side, fully fitted wardrobe

Bedroom 3

13'2" (4.01m) x 9'0" (2.74m) carpet to floor

Bathroom

10'6" (3.2m) x 6'5" (1.96m) fully tiled with wet-room shower area, sink, toilet and privacy window

OTHER FEATURES

- External cavity walls pumped with `Envirobead` insulation. Certification included.
- New windows and doors installed in 2022 with a WEP of A3 & 5-year guarantee
- Generous site of C. 0.82 Acres
- Centrally located between Williamstown, Clonbern, Glenamaddy & Kilkerrin
- Array of farm buildings on site including 3-bay hay barn & lean-to
- Originally built in 1955 with an internal floor area of c. 90 sq.m
- Addition of derelict cottage offers fantastic potential for further expansion
- Cottage may be suitable for vacant property refurbishment grant
- Connected to Clonbern Group Water Scheme offering reliable & convenient supply
- Septic tank on site. Oil fired central heating. Solid fuel stove with back boiler



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