

# For Sale

Cottage & Mobile Home on c. 0.66 Acres, Windfield,  
Newbridge, Co. Galway  
| Detached



## Guide Price €50,000

Ideal Renovation Project - Two bedroom Cottage with two bedroom Mobile Home (Habitable) included in the sale, located just off the Galway to Roscommon N63 Road on a spacious site c. 0.66 Acres nestled in the quiet and peaceful countryside of Windfield, Newbridge, Co. Galway with a short commute to Mountbellew (c. 7km), Roscommon Town (c. 28km), Athlone (c. 40km) and only 50 drive to Galway City (c. 55km). The property is located adjacent Windfield Primary School (Eircode H53 A242). Qualifies for the Derelict Property Refurbishment Grant if you renovate and occupy. A grant of up to €70,000 is available.

Accommodation includes Cottage - Porch, Sitting Room & Two Bedrooms, Mobile Home - Hall, Kitchen, Sitting/ Dining Room, Two Bedrooms & Bathroom.

**The auctioneer invites enquiries and offers for immediate sale. For further details, contact**

PSRA Licence No. 004422

Office: Main Street, Athleague, Co. Roscommon. F42 TW70

Tel: 090-6663700

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## **Mobile Home**

### **Hall**

6'5" (1.96m) x 5'11" (1.8m) Door to

### **Kitchen**

9'9" (2.97m) x 9'5" (2.87m) Linoleum to floor, fully fitted kitchen incl. built in oven, extractor fan, hob, sink

### **Sitting/Dining Room**

15'7" (4.75m) x 11'10" (3.61m) Carpet to floor, gas fire, fitted cabinets

### **Bedroom 1**

11'10" (3.61m) x 9'6" (2.9m) Carpet to floor, fitted wardrobes & cabinets with amples of storage

### **Bedroom 2**

8'4" (2.54m) x 5'8" (1.73m) Carpet to floor, fitted wardrobe & cabinets

### **Bathroom**

7'4" (2.24m) x 3'5" (1.04m) Linoleum to floor, wash hand basin, shower

### **WC**

3'11" (1.19m) x 2'9" (0.84m) Toilet, sink

## **Cottage**

### **Porch**

7'6" (2.29m) x 5'2" (1.57m)

### **Sitting Room**

14'2" (4.32m) x 11'6" (3.51m)

### **Bedroom 1**

14'2" (4.32m) x 8'11" (2.72m)

### **Bedroom 2**

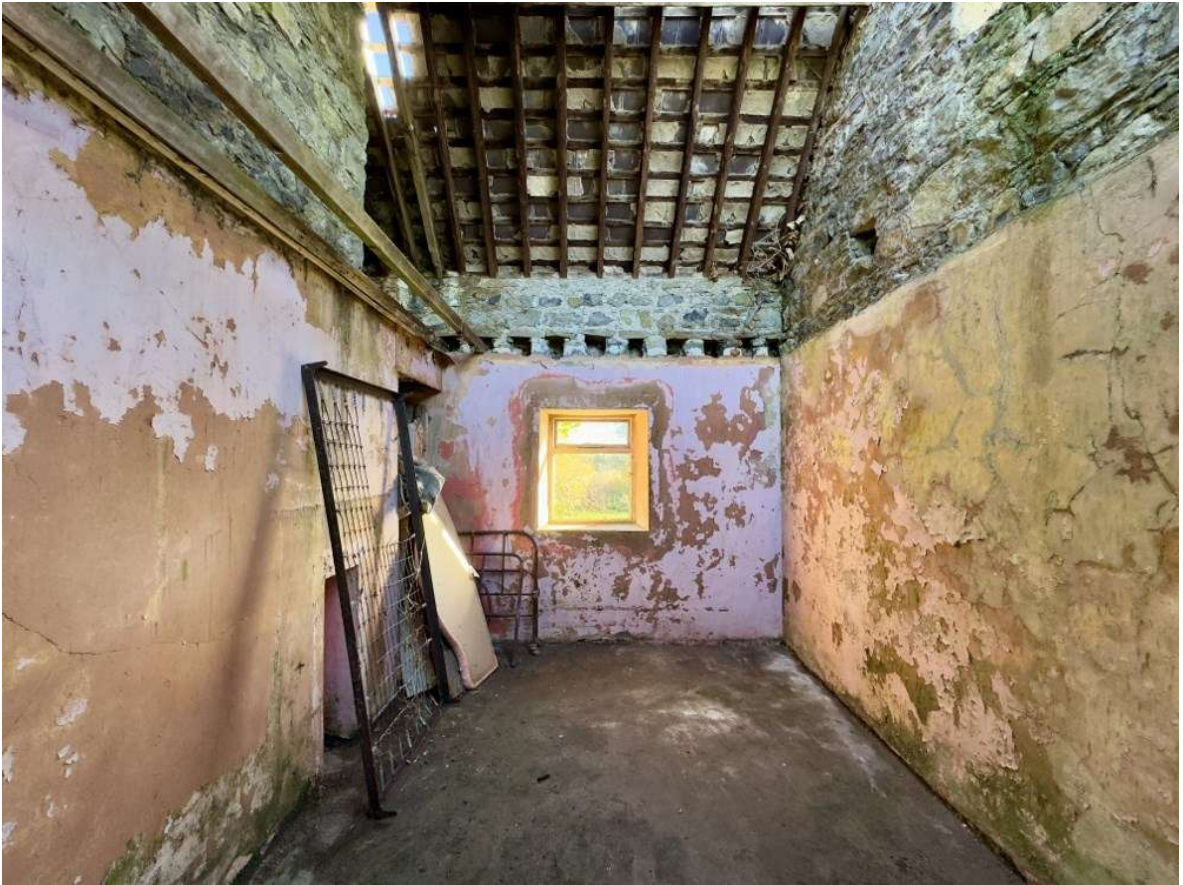
14'2" (4.32m) x 9'1" (2.77m)

## **OTHER FEATURES**

- Cottage c. 495 Sq. Ft, Mobile Home c. 431 Sq. Ft
- Overall Site Area - c. 0.66 Acres
- Mains water & electric connections
- Mobile Home powered with Solar Panels
- CCTV System
- Outbuildings to Rear
- Viewing Highly Recommended, by Appointment Only



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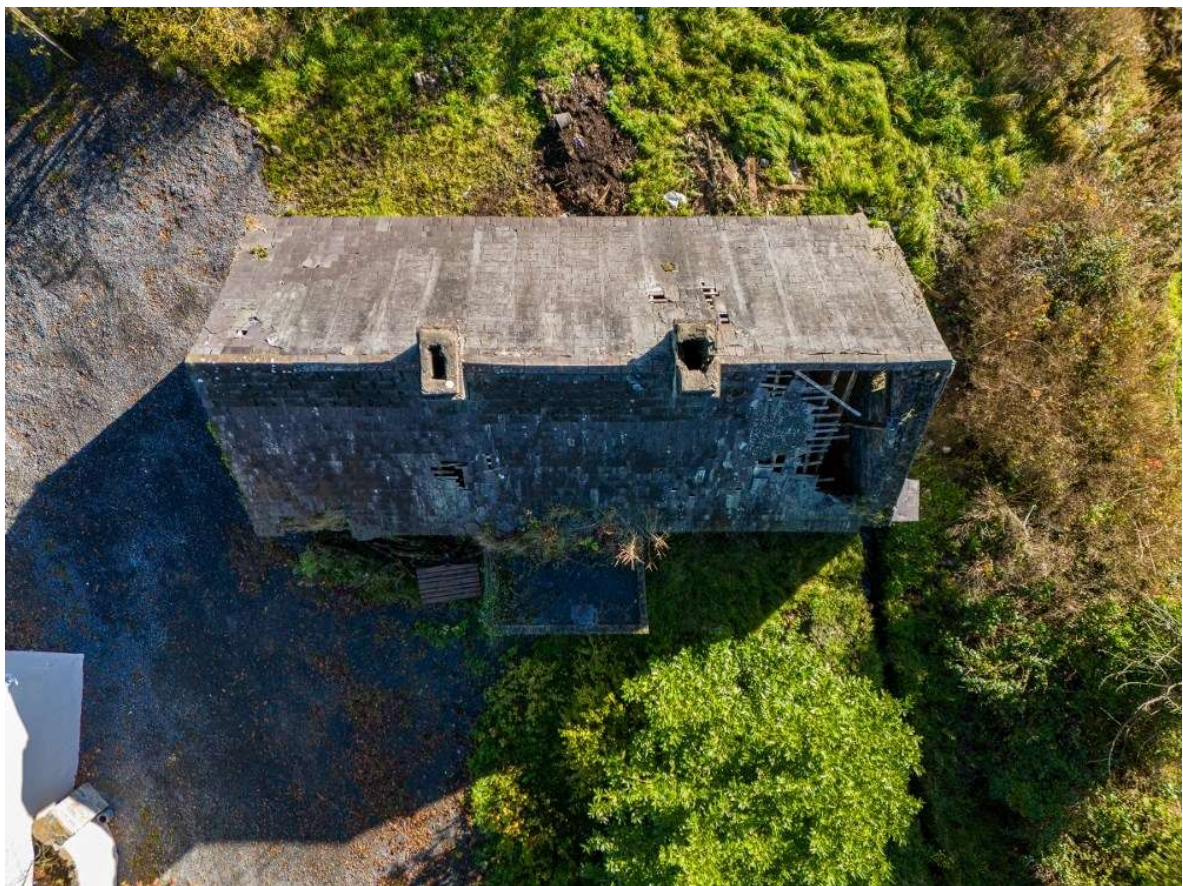
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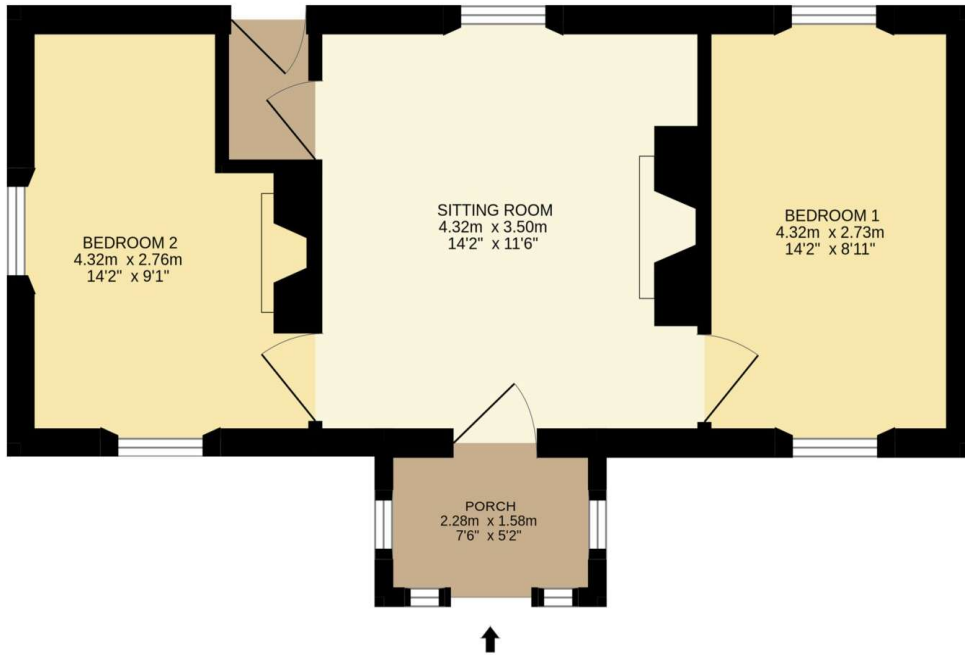
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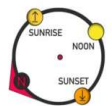
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Windfield, Newbridge, Ballinasloe, Co. Galway

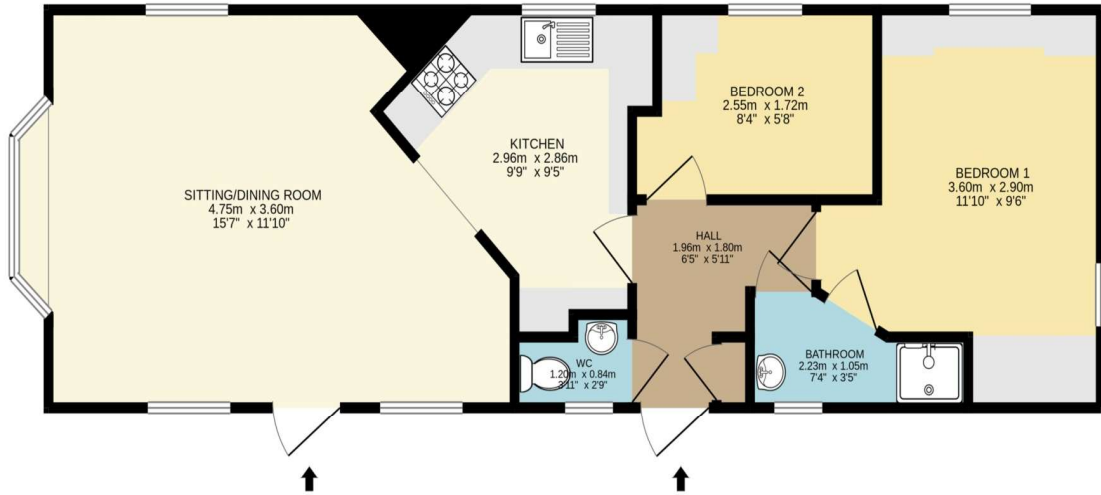


DISCLAIMER: Floor plan measurements are approximate and are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only. The dimensions are not intended to form part of any contract or warranty



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Approx. floor area  
40m<sup>2</sup> / 431ft<sup>2</sup>



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