

# For Sale

21 Woodlands, Ballinasloe, Co. Galway. H53 E6R3

| Semi-Detached

BER C1



## Guide Price: €250,000

Attractive four bedroom semi-detached residence in excellent condition throughout located in a much sought after area within walking distance of Ballinasloe Town Centre, Portiuncula Hospital and close to the M6 Dublin to Galway Motorway. Boasting spacious living accommodation throughout, this residence would be an ideal starter home due to the location.

Accommodation includes Ground Floor: hall, sitting room, kitchen/diner, utility, downstairs bedroom/play room with en-suite. First Floor: three bedrooms and main bathroom.

Enquires and offers invited.

Viewing comes highly recommended and is strictly by appointment only.

**To arrange a viewing, contact our office on 090-6663700**

**Hall**

14'9" (4.5m) x 6'6" (1.98m)

**Sitting Room**

14'9" (4.5m) x 13'11" (4.24m)

**Kitchen/Dining Room**

20'1" (6.12m) x 11'9" (3.58m)

**Utility**

10'5" (3.18m) x 8'2" (2.49m)

**Downstairs Bedroom/Play Room**

11'11" (3.63m) x 8'2" (2.49m) **En-suite off** (8' x 6'5")

**Bedroom 1**

14'1" (4.29m) x 13'2" (4.01m)

**Bedroom 2**

14'1" (4.29m) x 13'4" (4.06m)

**Bedroom 3**

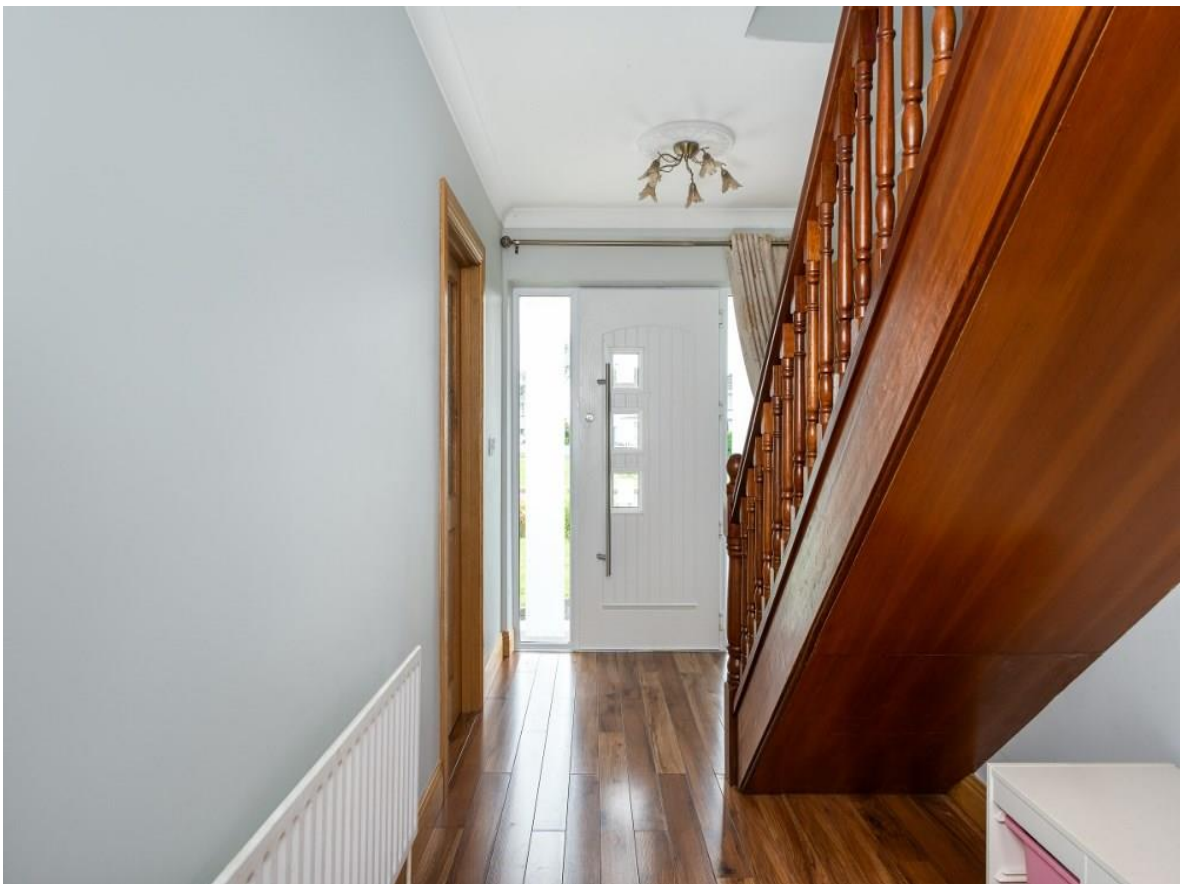
9'7" (2.92m) x 8'3" (2.51m)

**Main Bathroom**

8'4" (2.54m) x 6'0" (1.83m)

**OTHER FEATURES**

- Prime location
- Laid lawns to front & rear
- Block wall to front & side boundaries
- Tarmacadamed driveway
- Patio area & garden shed to rear
- Floor area c. 1,400 sq.ft
- Oil fired central heating
- Ideal starter home















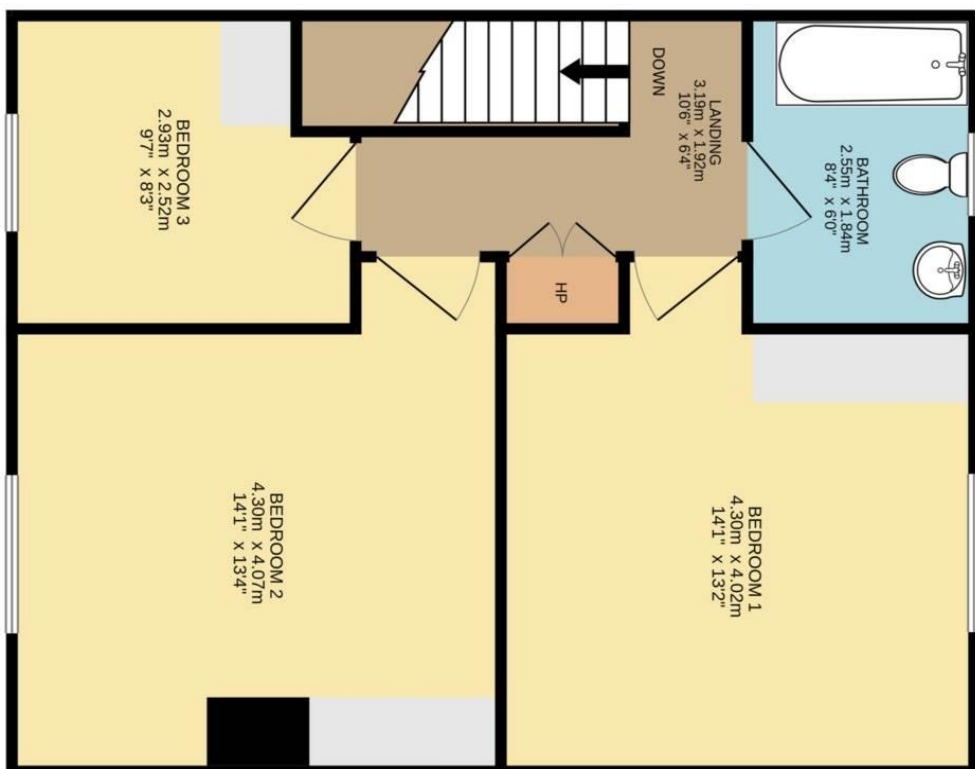










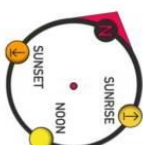


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Approx. floor area  
130m<sup>2</sup> / 1400ft<sup>2</sup>

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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