

# For Sale

2 Dunlo Quay, Ballinasloe, Co. Galway. H53 A033  
| Terrace



**Guide Price: €210,000**

Connaughton Auctioneers presents to market this superb three bedroom residence in excellent condition, located in a much sought after area of Ballinasloe Town. The property is conveniently located to the M6 Galway to Dublin Motorway (c.2 km), adjacent Shearwater Hotel and within walking distance to a variety of amenities and services which includes main shopping outlets such as Aldi, Lidl & Tesco and also health services such as Dunlo Quay Medical Centre and Portiuncula University Hospital. This property would be ideally suited to first time buyers, anyone wanting to downsize or as an investment opportunity.

Accommodation includes Ground Floor: entrance hall, living room, kitchen, utility, W.C.  
First Floor: three bedrooms & main bathroom

Viewing comes highly recommended and is by appointment only with the auctioneer.

**For further details & viewings, contact Connaughton Auctioneers on 090-6663700**

**Entrance Hall**

17'9" (5.41m) x 6'7" (2.01m)

**Living Room**

14'9" (4.5m) x 10'7" (3.23m)

**Kitchen**

10'6" (3.2m) x 13'9" (4.19m)

**Utility**

10'7" (3.23m) x 3'7" (1.09m)

**W.C.**

6'9" (2.06m) x 2'4" (0.71m)

**Bedroom 1**

13'3" (4.04m) x 8'6" (2.59m) Fitted Wardrobe

**Bedroom 2**

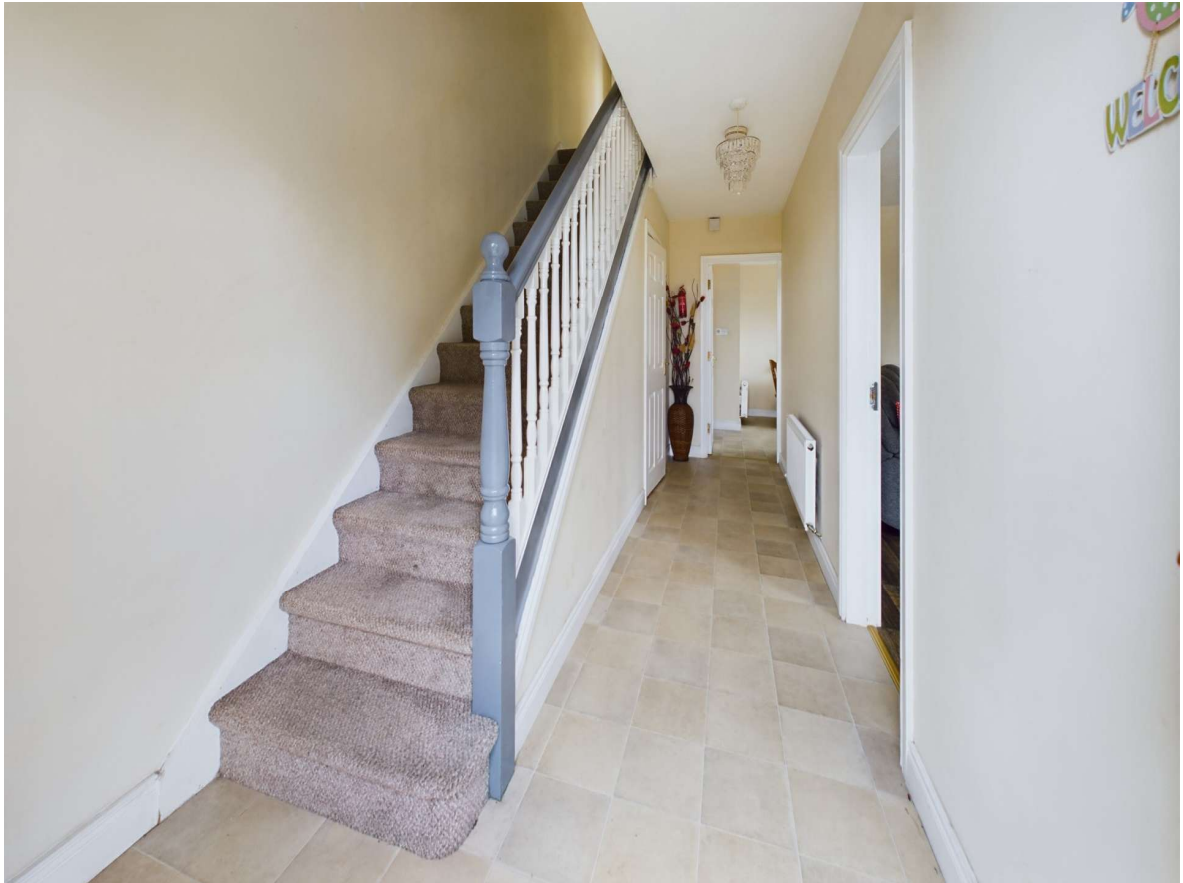
10'0" (3.05m) x 10'8" (3.25m) Fitted Wardrobe

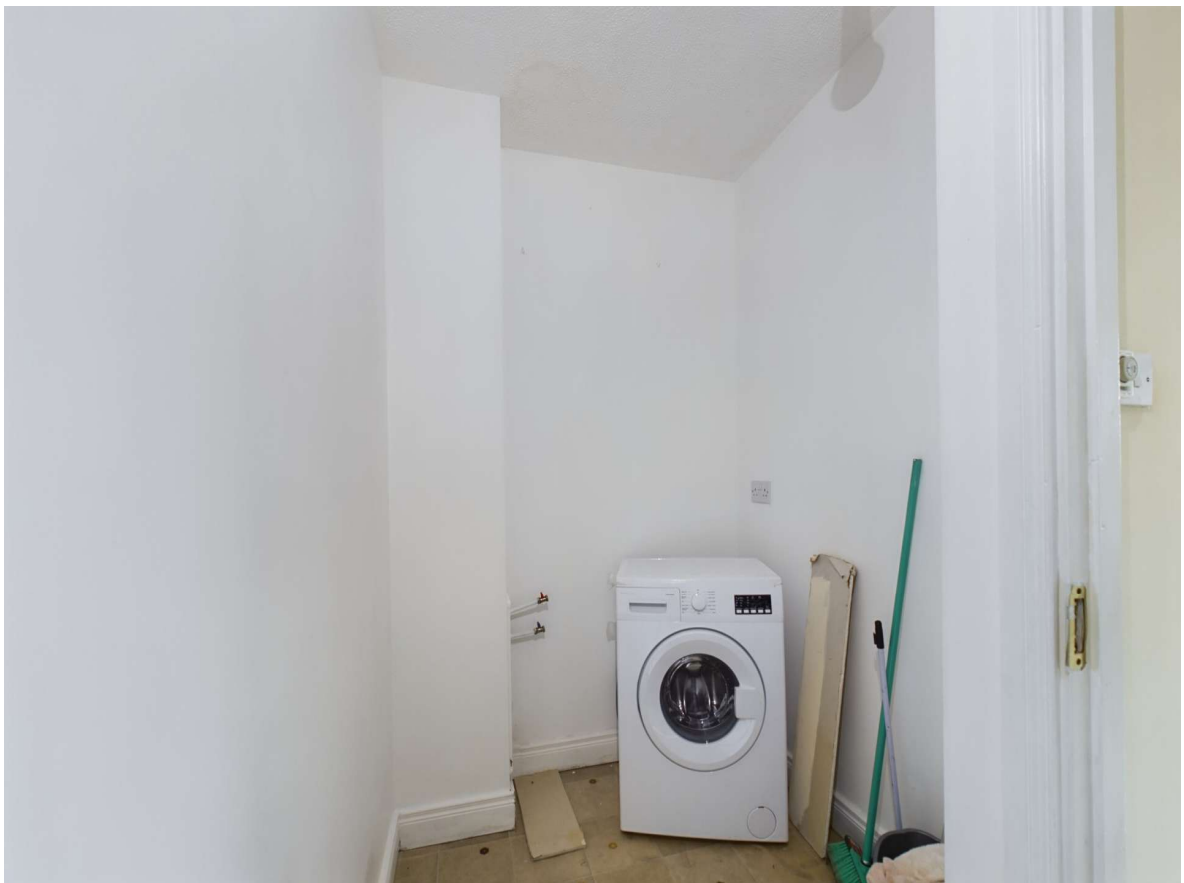
**Bedroom 3**

9'11" (3.02m) x 9'2" (2.79m)

**Main Bathroom**

5'5" (1.65m) x 6'8" (2.03m)

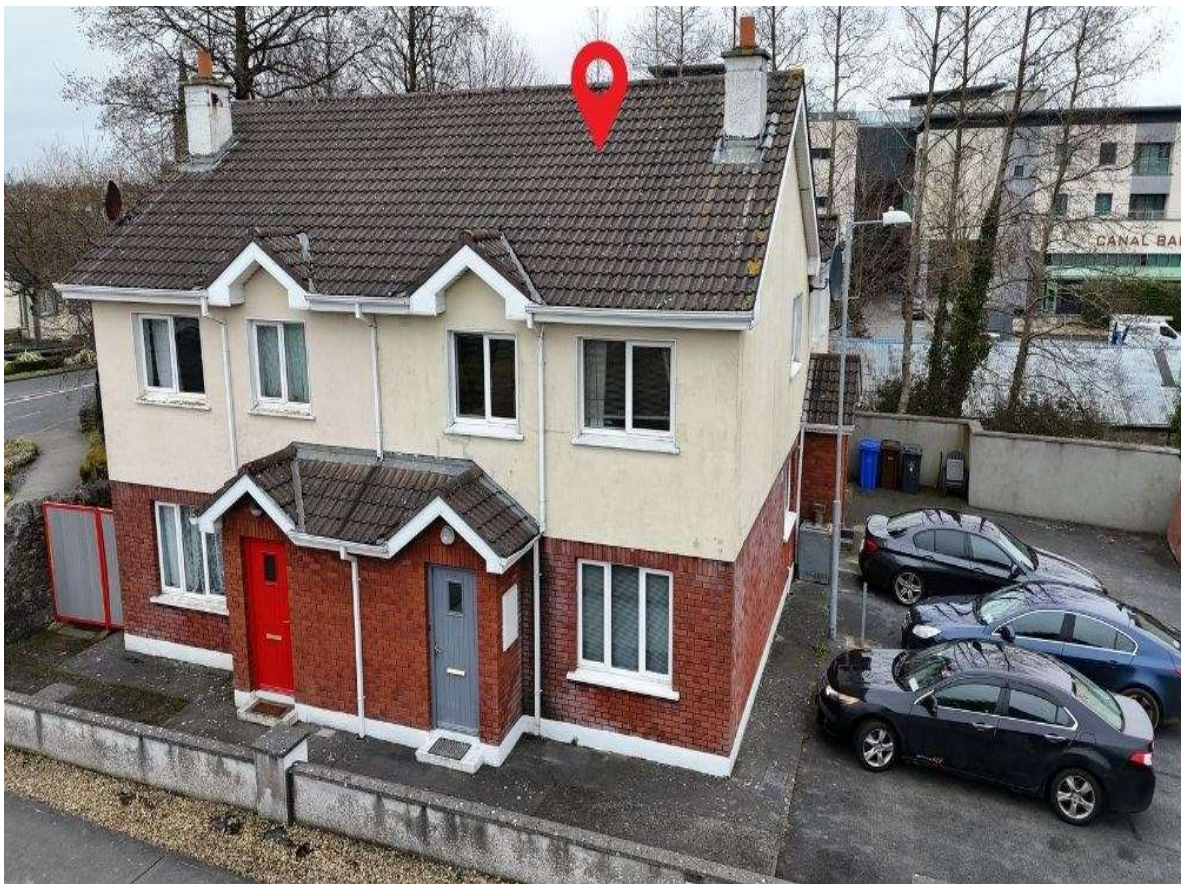










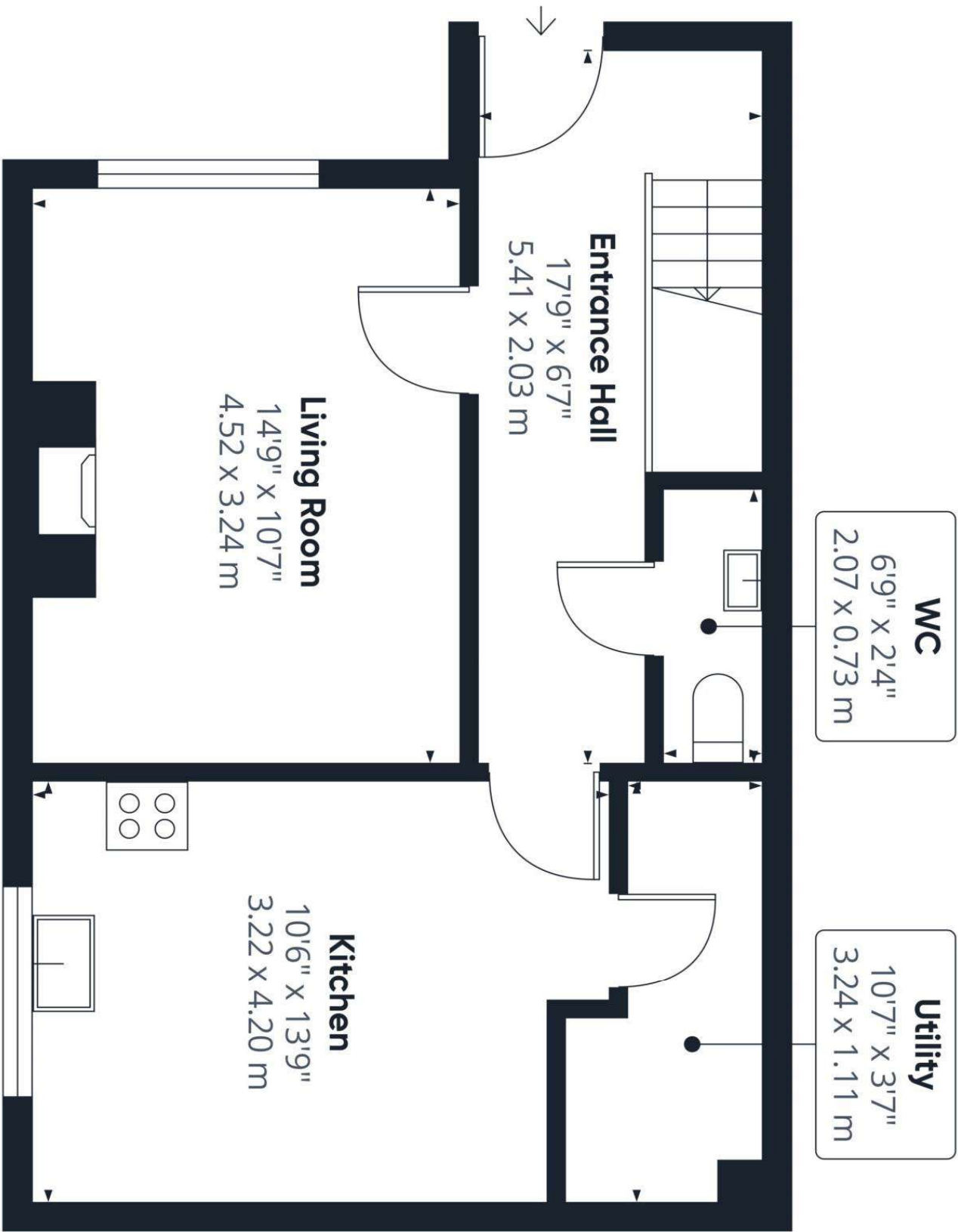


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Approximate total area<sup>(1)</sup>

450.26 ft<sup>2</sup>  
41.83 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

Approximate total area<sup>(1)</sup>

396.66 ft<sup>2</sup>  
36.85 m<sup>2</sup>

(1) Excluding balconies and terraces

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