



**Balla, Balla, F23NX04, Mayo**

This Attractive and meticulously presented 3 Bedroom End-Terraced property is located in the popular “ College Woods” development in Balla, minutes’ walk from all amenities and within easy commuting distance from Castlebar & Claremorris .This property includes kitchen/dining area, Living room, and an Ensuite bedroom. This property also boasts a patio area, carparking spaces, solid Fuel Stove. This property is in excellent decorative order with absolutely no expense spared by its current owners. Viewing comes highly recommended to really appreciate this exceptional property

Accommodation: Entrance Hall: 20’0 x 7’0 Kardine flooring, coving on centre piece and surround, Cloak Hanger Sitting Room : 18’ x 15’ Kardine flooring, Solid Fuel Stove, covin on centre piece & surround, T.V. point, patio door to mature rear garden, window blinds & curtains Kitchen/Dining: Fitted Kitchen units, Tiled floor, splash-back tiled, window blinds & curtains , integrated oven & hob, plumbed for washing machine Downstairs WC WC, WHB, partially tiled Bathroom : 10 x 10 Kardine flooring, Bath, Mira power shower, mirror, shaver light, Tiled floor to ceiling. Bedroom 1: ( Master En-Suite) 18 x 16 Timber Flooring, fitted wardrobes, window blinds, coving En-suite: WC, WHB, tiled shower unit, power shower, shaver light Bedroom 2: 12 x 15 Laminated flooring , fitted wardrobes, window blinds, TV point Bedroom 3: 10’ x 8’ Laminated flooring, Fitted wardrobes, window blind & curtains

BASE INFORMATION:	
Rooms	: 8
Bed	: 3
Bath	: 3
Living	: 2
Areas	
LAND INFORMATION:	
Square feet	: 1100
BUILDING INFORMATION:	
Number of Floors	: 2
CONVENIENCE:	