



## 16 Fal Fadda, F23 VH31, Mayo, Ballyvary

Opportunity to acquire a 2 bed bungalow located in the friendly neighbourhood of Ballyvary. It is an ideal first time buyer's home. This property comes to the market with absolutely no expense spared and is in pristine condition. Boasting many quality features such as a new steeltech shed and a new fence at the rear of the property. This fine property is a must and comes highly recommended.

Accommodation Entrance Hall: 16 x 5 Laminated floor & stairs to attic Sitting Room: 15 x 14 Laminated floor, solid fuel stove, coving on centre and surround, curtains, blinds and TV point Kitchen/ Dining: 15 x 15 Tiled floor, fitted ivory, coated kitchen units with tiled splash back, integrated oven and hob & storage Sun Room: 16 x 17 Blinds on windows, laminated floor, sliding back door Bathroom: 12 x 6 Bath, WC, WHB, tiled floor, shavers light & mirror, vanity unit & Mira shower Bedroom 1: 12 x 13 Roll back fitted wardrobe, curtains, blinds, laminated floor Master Bedroom (En Suite): 15 x 16 Laminated flooring, sliding wardrobe with full length mirror, curtains & blinds, WC, WHB, shower with large tray Features: New fence at the back New steeltech shed Maintenance free front garden OFCH stove

### CONVENIENCE: