



An opportunity to acquire this 5 bedroom dormer bungalow located in Coolfox, Balla and is only 2 miles from the village of Ballyvary. This property boasts many quality features including panoramic views of the surrounding countryside & a large mature front and rear garden. It is a very spacious house and is only a 5 minute drive from Ballyvary village. This property would make an exceptional family home. Viewing of this property comes highly recommended to really appreciate what it has to offer.

Entrance Hall: 18x10 Ceramic tile on floor, stained glass front door and phone point Sitting Room: 21x15 Oak timber flooring, TV point, open fire place with cast iron inset, curtains and bay window overlooking countryside Kitchen/Dining: 16x24 Ceramic tile on floor, solid fuel stove, integrated oven and hob, fitted kitchen units Utility: Tiled floor and plumbing for washer/dryer Hot Press: Shelved and spacious Toilet: WC, WHB. tiled floor to ceiling Bathroom: 15x10 Ceramic tiled on floor and wall, WC, WHB, Victorian bath with overhead shower, shavers light and mirror Master Bedroom with En Suite: 14x16 Maple floor, WC, WHB, Shower, shavers light 7 mirror, tiled floor to ceiling Bedroom 2: 15x12 Oak floor, curtains & wardrobe Bedroom 3: 15x12 Oak floor, curtains & wardrobe Stairs and Landing: Carpet flooring Bedroom 4: 15x14 Carpet, phone & TV point Bedroom 5: 15x14 Carpet, phone & TV point Bathroom: 12x6 WC, WHB, shower with roll back door, tiled floor, shaver light & mirror Office: 12x8 Spacious Features: - Large mature site
 - OFCH - Panoramic views of the surrounding country side - Very spacious house
 - 5 minute drive from Ballyvary village

CONVENIENCE: