



## **19 Barley Hill Court, Castlebar,, Castlebar, F12HY28, Mayo**

Kevin Beirne auctioneers are delighted to bring this stunning 4 bedroom semi –detached home to the market. This property is located in a quiet and private area of Barleyhill court in Bohola. This spacious property is centrally located, just ten minutes from Swinford & Foxford, only a fifteen minute drive from Castlebar and just a half hour from Ballina. This gorgeous house is walking distance to the Local national school and Church. The accommodation on the ground floor consists of an entrance hall, sitting room, double doors onto the kitchen/dining room, utility room and W.C. with a sliding door to a spacious paved yard. On the first floor there are three bedrooms, 2 of which are en suite, and a large main Bathroom. The attic has been converted into another bedroom with an en suite and plenty of storage. To the rear of the house there is a generous garden with a wooden shed. The property has off street parking for two cars. Perfect for first time buyers or investors call us today to arrange a viewing 094-9044777 BER: C2 Accommodation Entrance Hallway - 1.33m x 5.18m Tile Flooring, under stair storage. Landing - 3.09m x 3.26m carpeted Sitting Room – 3.81m x 5.26m Timber flooring, stove, large bay window, curtains, double doors to kitchen/dining room. Kitchen/Dining - 4.95m x 3.88m Tile Flooring, fully fitted kitchen, breakfast table, window radiator. Sliding patio door that leads a spacious back garden. Utility Room - 1.75m x 2.27m Tile Flooring, glazed window, Back door for side access to the property, plumbed for washing machine and dryer, worktop, storage units. W.C. - 1.84 x 1.29m Tiled, sink, toilet, glazed window, mirror. First floor carpeted landing Bedroom 1 – 3.53m x 2.49m Solid wood flooring, window, blinds, radiator. Bedroom 2 – 3.01m x 3.78m Solid Wood flooring, Built in wardrobe, double window with blinds, radiator. En suite – 1.67m x 1.55m Fully Tiled from floor to ceiling, large shower, toilet, sink, mirror, shaving light. Main Bathroom - 2.58m x 2.18m Fully tiled from floor to ceiling, large glazed window, bath, sink, toilet, shaving light, radiator. Bedroom 3- 3.01 m x 3.78m Solid Wood flooring, Built in wardrobe, double window with blinds, radiator. En suite – 1.67m x 1.55m Fully Tiled from floor to ceiling, large shower, toilet, sink, mirror, shaving light Third floor carpeted landing Bedroom 4- 4.37 m x 4.27 m Solid wood flooring, ample storage, radiator x 2, large sky light. En suite- 1.81m x 1.42 m Tiled floor to ceiling, spot lights, sink, toilet, modern shower.

### **BASE INFORMATION:**

Rooms	: 7
Bed	: 4
Bath	: 3

### **LAND INFORMATION:**

Square feet	: 1320
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### **CONVENIENCE:**