



14 Covent Hill Grove, Ballina, F26P8N3, Mayo

New to the market, is this three bedroom semi-detached property located on Convent Hill Grove, Ballina.

This property is in excellent condition throughout, it has plenty of natural light coming in all over the house because of the large double windows throughout. This property would make a lovely family home or be an ideal investment for someone looking to get on the property ladder. This property comprises of an entrance hall, a spacious living room, kitchen/dining area, with French doors leading out to the private back garden. Upstairs there are 3 double bedrooms and a main bathroom. The location of this property could not be more convenient, it is adjacent to St. Mary's Secondary School, IMC Cinema & Ballina District Hospital, local shops and cafés and only a few minutes' walk from the river Moy. Please find the virtual tour linked below

<https://www.youtube.com/watch?v=FS5Mubfe3FQ&t=9s> Viewing comes highly recommended to see what exactly this property has to offer. Call us today 0949044777 Accommodation:

ENTRANCE HALLWAY: Laminated flooring on the entrance hall. **LIVING ROOM:** 12 x 16 Large front-facing window overlooking the green. Open fireplace connected to the back boiler with marble surround, large radiator, laminate flooring **KITCHEN/DINING ROOM:** 12 x 18 Fully fitted kitchen with oak kitchen units and integral hob and cooker, worktop, tiled splashbacks, extractor fan, washing machine, lino flooring, French doors leading out to a private back garden. First floor Carpeted stairs and landing, under stair storage. **MAIN BATHROOM:** 12 x 14 W.C.W,H.B, electric

BASE INFORMATION:

Rooms	: 6
Bed	: 3
Bath	: 1

LAND INFORMATION:

Square feet	: 1200
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CONVENIENCE:

shower. Tiled floor to ceiling. BEDROOM ONE MASTER : 12 x 14 A good-sized double bedroom with his and hers wardrobes, window, curtains, timber flooring. BEDROOM TWO: 12 x 10 A second double bedroom, timber flooring, bookshelf, window, blinds. BEDROOM THREE: 14 x 15 A third double bedroom, timber flooring, his and hers wardrobes, window, curtains. Garden: Spacious and mature back garden with block garage and a paved patio area. Over all floor area cc 1,200