



22 Ard Rua, Claremorris, Co. Mayo, Claremorris, F12V0D7 , Mayo

This exceptional residence is new to the market, a stunningly presented four bedroom semi-detached property, Located in a very sough after area in Claremorris, Ard Rua. This property is in excellent condition, offering high standards throughout, this property would make a lovely family home or would be a perfect investment with an attractive rental income for an investor. Buyers can enjoy the thoughtfully laid out, spacious, walk in condition of this property. This extremely attractive property consists of an entrance hall, sitting room, kitchen/dining room, Sliding door to the private back garden, the first floor accommodates four double bedrooms, one ensuite and a main bathroom. Including many fantastic additional features such as a utility room, oil central heating system, off street parking, modern fitted kitchen with integrated appliances, timber flooring, a large Velux window on the first floor. This property offers a bright and open space. All the rooms in this beautiful property are large and well proportioned. The back garden is spacious and provides a private place to relax. The front of the property offers stunning stone detail on entrance, a tarmac driveway and planted trees. The location of this property is in a very desirable area, just off the Claremorris/Balla Road, within walking distance to all local amenities and the excellent transport facilities nearby . It is also located just off the N60, a short distance from the town of Claremorris which has become a popular commuter town for both Galway and Castlebar. Knock airport just a 20-minute drive away. We look forward to showing you this beautiful property, to see exactly what it has to offer. <https://my.matterport.com/models/mxRG2LrSkzQ/> Accommodation: Entrance Hall: Tiled. Living room: 2.15 x 4.62 M Carpet flooring, large window, curtains, radiator, and open fire

BASE INFORMATION:

Rooms : 8
Bed : 4
Bath : 2

LAND INFORMATION:

Square feet : 1350

CONVENIENCE:

place, Light feature above the fire place, TV and power points. WC 1.45 x 1.66 M Tiled, sink, toilet, hand rail, radiator. Kitchen / Dining: 5.29 x 5.91 M Tiled flooring, worktop, fully fitted kitchen, integrated appliances splash back tiles, stainless steel sink, and modern units, 2 radiators. Dining area, sliding door to private back garden. Utility: 1.88 x 2.02 M Tiled flooring, fitted storage units, plumbed for washing machine, worktop space, Access door to rear of property. Stairs and landing: Under stair storage unit, Timber banister and stairs. First floor: Spacious area, shelved hot-press and large Velux window, radiator. Bedroom one: 2.98 x 2.85 M Solid timber flooring, large window overlooking private back garden, curtains, radiator, power points. Bedroom two: 3.06 x 4.02 M large window overlooking private back garden , curtains, power points, radiator, solid timber floor. Main Bathroom: 2.95 x 1.97 M Tiled flooring, bath, electric shower, shaver light, storage unit, radiator, glazed window. WC WHB Bedroom three: 3.37 X 3.62 m Solid timber flooring, power points ,radiator, window, curtains. Ensuite: 1.37 x2.47 M Tiled flooring, shaver light, storage unit, hand rail, electric shower. WC WHB Bedroom four 3.45 x 2.74 M Window, curtains, radiator, solid timber flooring, power points. Square footage of the property: cc 1,350 sq ft.