



## 55 Riverside Drive, Ballina, F26TOH7, Mayo

This attractive residence is new to the market, a stunningly presented 4 bedroom semi-detached property located in the quiet, private and highly regarded area of Riverside Drive Ballina. This property is in extremely good condition, offering a clear modern decor throughout. Buyers can enjoy the thoughtfully laid out walk in condition of the property consisting of an entrance hall, sitting room with open fire, WC, kitchen/dining room, access to the private back garden, the 1st floor offers 4 bedrooms 1 ensuite and a main bathroom. This property provides a spectacular bright and open space, which is ideal for 1st time buyers or investors with an attractive rental income. The back garden is private, peaceful and spacious. The front of the property offers a tarmac driveway with two car parking spaces. The location of this property is in a very enviable and desirable location, Close to all local amenities, it is a very peaceful place to live, there are many visually pleasing attractions close by such as the River Moy and the 4 star luxurious ice house hotel is only minutes away. Call us today to view this property

Accommodation Entrance hallway 2.01m (6'7") x 5.03m (16'6") Timber flooring. Solid Wood stairs. Living room 4.09m (13'5") x 4.05m (13'3") Timber flooring. Open fire. Large window that looks out onto the green, power points, radiator. W.C. 1.97m (6'6") x 0.08m (3") tiled, sink, mirror, toilet. Landing 1.14m (3'9") x 4.05m (13'3") carpeted Kitchen/ Dining room 6.06m (19'11") x 3.57m (11'9") window which brings a great amount of light into the room. Very spacious with tiled flooring, dining area timber flooring. 2 windows. Bedroom 1 4.61m (15'1") x 3.03m (9'11") Built in wardrobe floor to ceiling. Large window facing the front of the house. Ensuite 2.18m (7'2") x 0.81m (2'8") tiled floor with Mire shower Bedroom 2 4.2m (13'9") x

### BASE INFORMATION:

Rooms : 8  
Bed : 4  
Bath : 2

### LAND INFORMATION:

Square feet : 1250

### CONVENIENCE:

2.59m (8'6") Built in wardrobe with large window facing to the front of the house, carpet flooring, radiator. Bedroom 3 2.42m (7'11") x 3.87m (12'8") Built in wardrobe, carpet flooring, radiator, window. facing the back garden. Bedroom 4 2.91m (9'7") x 2.33m (7'8") window towards the back of the house, carpet flooring, radiator. Bathroom 2.06m (6'9") x 1.8m (5'11") tiled flooring, bath, shower, glazed window. sink toilet, shaving light.