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The Bond Store, Dillon Terrace, Ballina, Co. Mayo F26 W201

Located in the heart of the commercial district of Ballina, Dillon Terrace is a charming commercial and residential community arranged around a cobblestoned courtyard with traditional streetlights and wrought iron stairways and balconies.

Price €210,000



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Licence No: 002274

Located in the heart of the commercial district of Ballina, Dillon Terrace is a charming commercial and residential community arranged around a cobblestoned courtyard with traditional streetlights and wrought iron stairways and balconies. This property consists of three floors with Georgian style windows. On the ground floor is an arched display window looking into a large open space, with studios, workrooms and generous storage area on the other two floors.

The accommodation comprises of two bedrooms, one with an ensuite shower room, a bathroom and a large open plan kitchen/dining/living area.

The interior has been thoroughly modernised to provide a comfortable environment without compromising the elegance and charm of the original building.

Entrance Hall 2.7m (8'10") x 0.89m (2'11")

A painted door opens directly from the courtyard at ground floor level into an entrance hall with carpeted stairs leading to the first floor and opening into the main display room. Tiled floor

Display Room 6.2m (20'4") x 4.11m (13'6")

An excellent display area enjoying all the character and style of this building. Exposed beams, timber floor and a Georgian style full-height window.

Kitchen/Office 5.79m (19'0") x 2.38m (7'10")

A separate ground floor area with built-in kitchen units and including office space and a preparation room. Finished to the same high quality as the display room. Timber floor.

First Floor Landing 3.72m (12'2") x 2.28m (7'6")

A useful space providing access to the first floor facilities and with staircase to upper floor. Hot press, timber flooring

Studio 5.15m (16'11") x 4.3m (14'1")

Currently used as a photographic studio, this is another very attractive space with two windows overlooking the courtyard. Also includes a shower room with W.C.

Second Floor Landing 3.6m (11'10") x 1.9m (6'3")

Stairs lead to a large loft area accessed from this landing. Timber flooring.

Office/Preparation 5.66m (18'7") x 2.61m (8'7")

A fine large room for any number of purposes depending on the prime activity. Velux window

Storage Room 4.57m (15'0") x 2.47m (8'1")

A further room with an attractive dormer window overlooking the courtyard. Also including a fully tiled shower room.



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- **Located Centrally to Ballina town.**
- **Residential community arranged around a cobblestoned courtyard with traditional streetlights and wrought iron stairways and balconies.**
- **Three floors with Georgian style windows.**
- **Close to Belleek Castle & Woods.**
- **Eircode F26 W201**

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