

# For Sale

Hollygrove, Ballygar, Co. Galway. F42 D393

| Detached



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## Offers in Excess of €95,000

Ideal Renovation Project - Three bedroom cottage with a floor area of c. 947 sq.ft with magnificent views overlooking Hollygrove Lake (Renowned fishing area) and standing on c. 0.50 Acres. Eircode for property - F42 D393. The property is located in a much sought after area on the Galway/Roscommon and convenient to Ballygar, Creggs, Castlecoote and Athleague.

Accommodation includes hall, sitting/dining room, kitchen, utility, three bedrooms and a bathroom.

Viewing comes highly recommended.

**For further details, contact our office on 090-6663700**

Note: This property qualifies for the Vacant/ Derelict Property Refurbishment Grant if you renovate this property and occupy it or rent it out. A grant of between €50,000 and €70,000 is available.

## **Hall**

5'10" (1.78m) x 4'9" (1.45m) door to

## **Sitting/Dining Room**

17'6" (5.33m) x 16'0" (4.88m) fitted fireplace, wooden ceiling

## **Kitchen**

9'1" (2.77m) x 8'9" (2.67m) fitted units, tiled floor, inset tiling

## **Utility**

8'0" (2.44m) x 4'7" (1.4m) door to rear

## **Bedroom 1**

15'11" (4.85m) x 13'1" (3.99m) provision for fireplace, built in wardrobe

## **Bedroom 2**

13'8" (4.17m) x 7'7" (2.31m) to front

## **Bedroom 3**

13'9" (4.19m) x 7'7" (2.31m) to back

## **Bathroom**

9'1" (2.77m) x 6'4" (1.93m) toilet, wash hand basin, shower, hotpress (airing cupboard) off

## **OTHER FEATURES**

- Ideal Renovation Project with substantial grants available to assist with works
- Oil fired central heating
- Septic tank
- Block wall to front
- Driveway kerbed & stoned, extends to rear
- Large garden to side
- Overlooking Hollygrove Lake, Renowned for fishing



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Approx. floor area  
88m<sup>2</sup> / 947ft<sup>2</sup>



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