

# FOX & GALLAGHER LTD

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*REGISTERED EUROPEAN VALUERS*



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**Kilgellia, Attymass, Ballina,**

**Co. Mayo F26E5Y9**

3 Bedroom Detached Property located in the rugged and tranquil countryside of Kilgellia Attymass.

**Price €102,000**



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Licence No: 002274

Location & Opportunity are two words to describe this property. This 3 Bedroom detached house is internally a shell where someone with vision and an eye for detail can put their own stamp on it. This property is an empty shell with endless potential with views of the undisturbed countryside surrounding you. It is located in prime position on the outskirts of Attymass village.



This is a picturesque area, If you are looking for space and peace this is the ideal location. This property is closeby to the village of Attymass where is it alive with energy from the Fr. Peyton centre and parish community centre which runs multiple community activities and is only 3 minutes away.



You are stood at the foothills of the breath taking Ox mountains where you can begin the Staire which leads you to the Foxford way for hill walkers & trekkers. There is a new looped walk which guides you around its plush landscape with extravagant views over Ballymore Lake and for the experienced walkers you have `The Foxford Way` which goes along the Ox Mountains and passes through the parish. Ballina, Foxford, and Bonniconlon are all less than 15 minute drive where you have all local amenities which offers schools, shops, pubs, churches, community centres, GAA pitch and post office.



This property entails Entrance Hallway, Sitting room, Kitchen/Dining/Living room, Downstairs Bedroom with ensuite, 2 bedrooms upstairs and a Bathroom. Power & Water Adjacent. Part of Folio MY22950



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- **3 Bedroom Detached Property on Circa 0.6Acres.**
- **Internally a shell where someone with vision and an eye for detail can put their own stamp on it.**
- **Ballina, Foxford, and Bonniconlon are all less than 15 minute drive.**
- **Attymass is 3mins and is alive with energy from Fr. Peyton centre and parish community centre.**
- **Power & Water Adjacent.**
- **Eircode F26E5Y9.**

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