



Joseph A Mellett Ltd

Auctioneer & Valuer

Estate Agent & Land Agent

Market Street, Swinford, Co Mayo



Telephone: (094) 9251942 (Office) • (094) 9251122 (Home) • (087) 2573752 (Mobile) • Fax: (094) 9251768
E-Mail: mellettj@iol.ie • Website: www.mellettproperty.ie • PSRA License Number 001290

Falleighter /Kilmore Kilkelly, Co Mayo

REF: 88A

Planning reference: P001474



Superb Luxury Residence 5 Bed / 3 Ensuite
of circa 3029 sq. ft (281.5sq. mtrs)

On Prime Elevated Site of c. ½ Acre
with option to purchase more land.

Requiring Completion but Roofed, Sealed, Plastered, Wired,
Pureflo System Installed, Private Water Supply

Strategically located on main N17 1 Hour from Galway and within mins of Airport

Asking Price €150,000

These particulars whilst believed to be accurate are intended to give a fair description of the properties and do not form part of an offer or a contract. They are issued on the express condition that all negotiations are conducted through Joseph A Mellett Ltd
Registered Office at Market Street Swinford Co Mayo. Directors: Joe Mellett, Frances Mellett.
Company Registration No: 278202.

Falleighter Kilkelly, Co Mayo

REF: 88A

Constructed c. 2006

Ground Floor	
Ent. Hall / Reception	18' x 9'
Dining room	14' x 13'
Living Room	14' x 13'
Family Room	15' x 11'9"
Kitchen	22'4" x 11'9"
Study / TV Room	22'2" x 12'
Utility	12' x 6'2"
W/C	12' x 3'6"
1st Floor	
Bed 1	14' x 13'8"
Ensuite	12' x 6'
Bed 2	13' x 10'8"
Ensuite	13' x 3'
Bed 3	14'5" x 11'6"
Ensuite	12' x 6'
Bed 4	15' x 11'
Bed 5	10'6" x 9'
Bathroom	11'6" x 7'
Hot Press	11'6" x 5'2"
Area Ground floor	1,539 approx
Area Upper floor	1,490 approx



All measurements are approx and no guarantee is given as to their accuracy



Asking Price
€150,000



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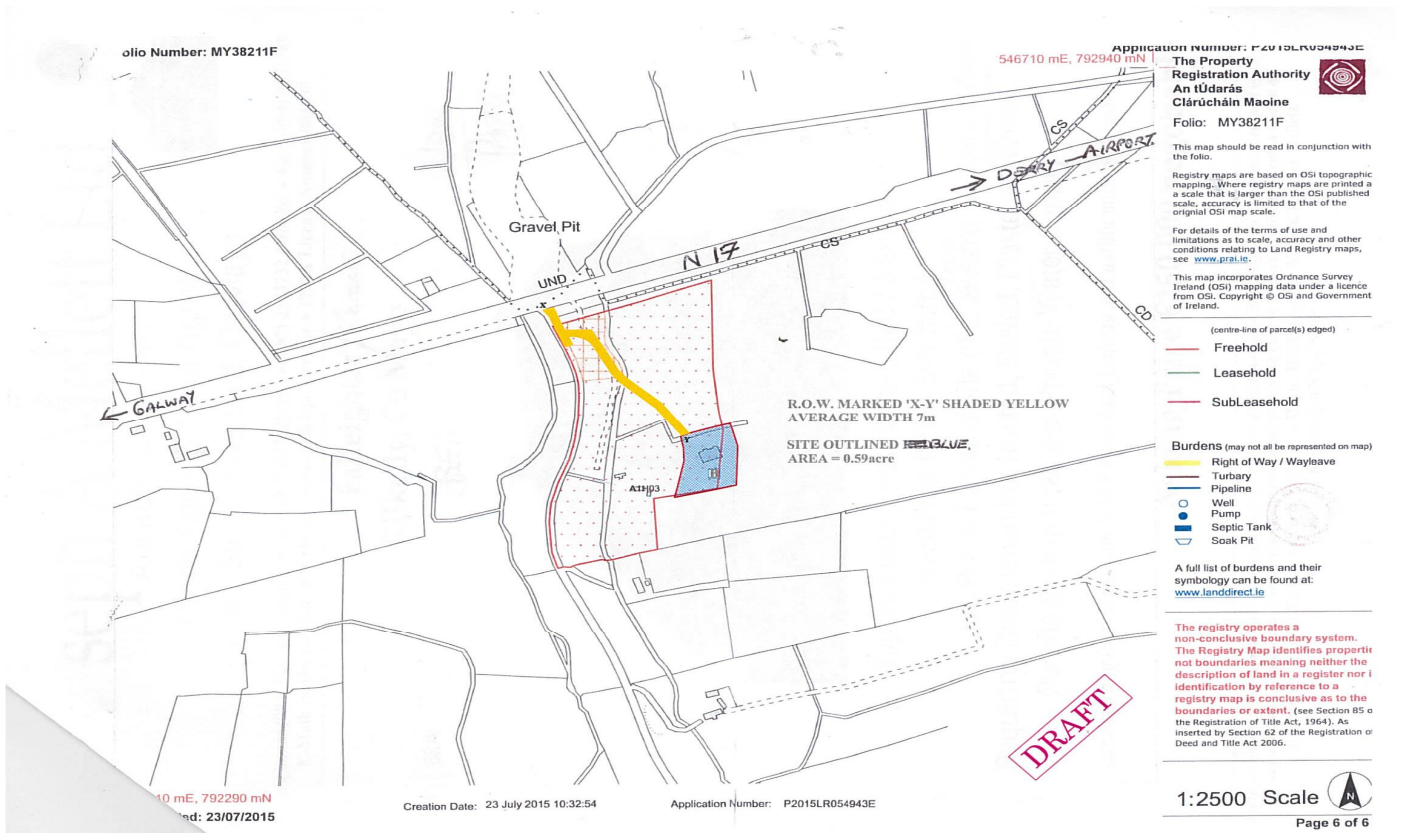
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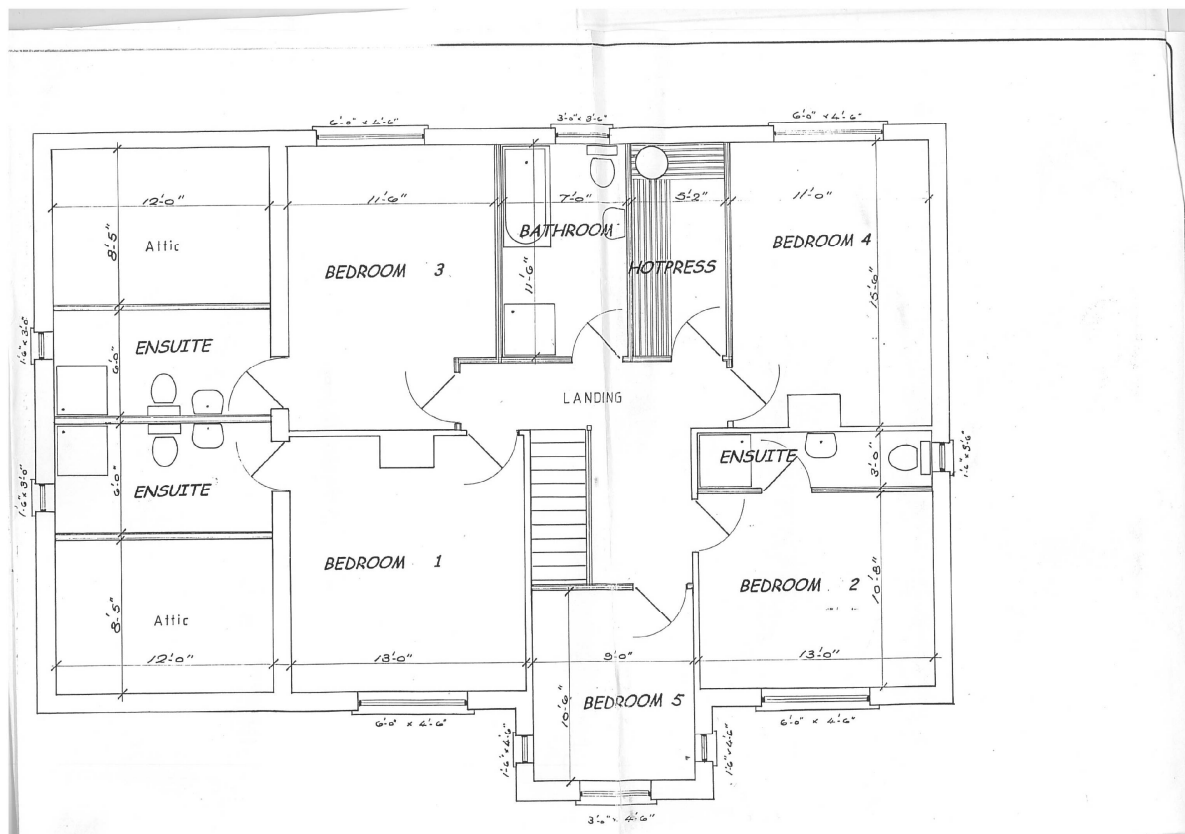
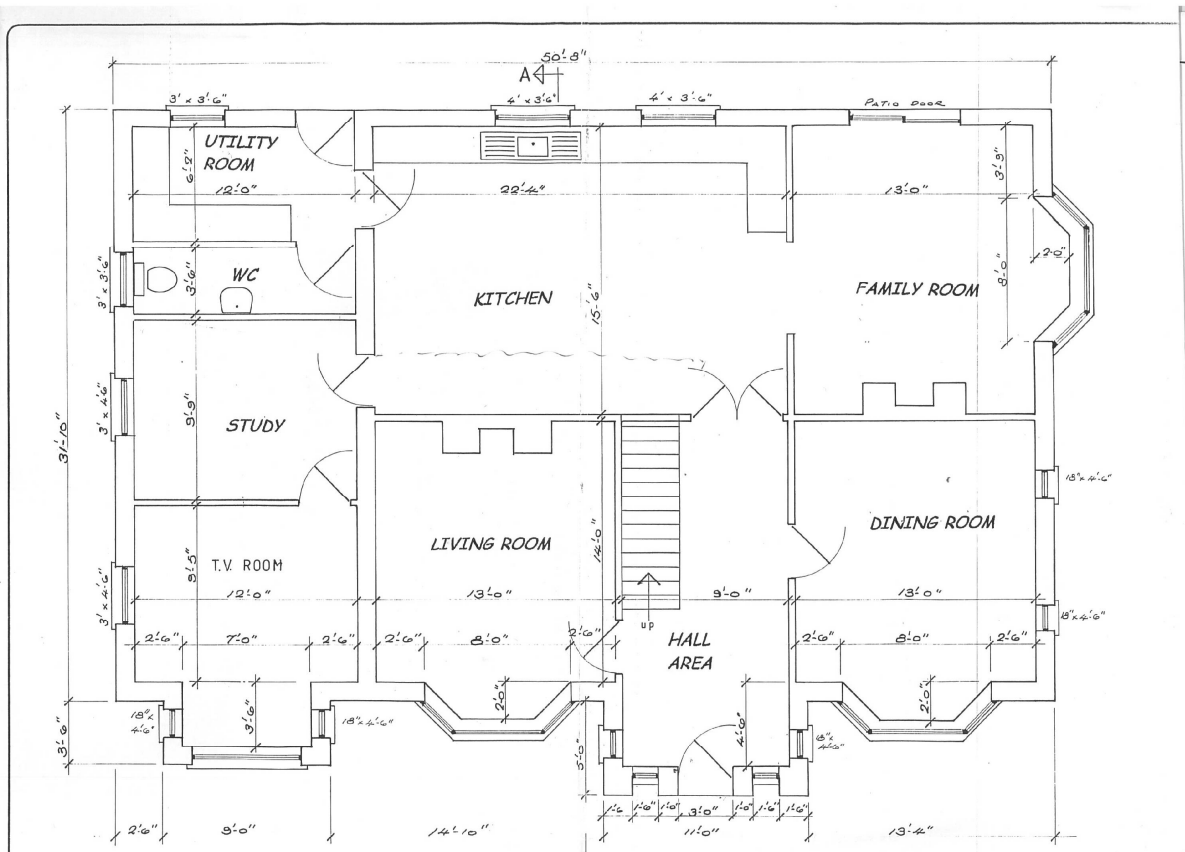
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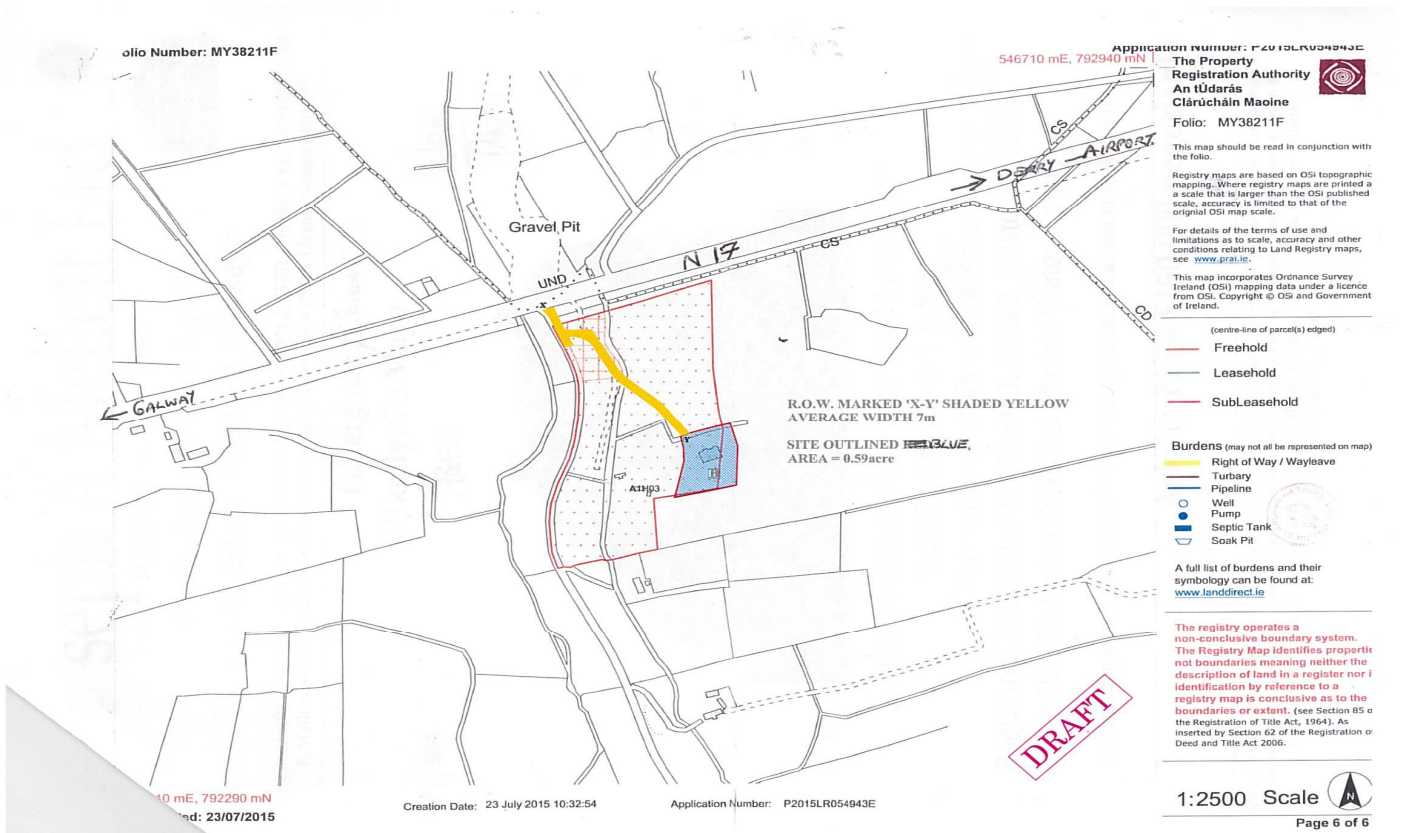
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