



For Sale By Private Treaty

**161 Cois Na hAbhainn, Tuam, Co. Galway
5 Bedroom Detached Residence.**



Location

- Short walk to Tuam Town Centre and New Shopping Centre.
- Located just off the N17 and Ballygaddy Road
- 35 km (22 miles) – Galway

Description

- Second hand 5 Bedroom Detached Residence in a spacious housing estate within walking distance of Tuam Town Centre.
- Gross internal floor area estimated at 2,000 sq. ft.
- Accommodation includes:
Entrance hall with tiled floor, Sitting Room with large bay windows, nicely decorated, solid oak floor and an open iron cast fireplace. Double doors lead through to the kitchen/dining area with high quality fitted kitchen the utility is also

fitted out to a high standard. Downstairs bathroom is located under the stairs, there is also a study/ living room with semi-solid flooring.

Located on the first floor are 4 large bedrooms (2 with en-suites), the main bathroom is fully fitted and tiled to a very high standard. There is also a walk-in family hotpress.

The 5th Bedroom is located on the second floor, which is a large open plan room with velux windows.

- Red deal flooring in all rooms on the first floor with red deal doors throughout.
- Tarmacadem entrance to the front and garden to the rear of the property
- Heating is by way of Oil Fired Central Heating and open fire place in the Sitting Room.

Other Features

- uPVC double glazed windows throughout.
- Detached storage shed.
- This property is wired for alarm.
- Sitting room is wired for surround sound.



Accommodation

All measurements quoted in metres and are approximations.

Ground Floor

Entrance Hallway	5.33	x	1.97
Living Room	4.42	x	5.27
Kitchen/Dining	6.66	x	3.49
Utility	2.91	x	2.61
WC	2.60	x	0.93
Study	3.76	x	2.63

First Floor

Bedroom 1	3.78	x	3.72
En-suite	2.92	x	0.90
Bedroom 2	4.30	x	2.89
En-suite	2.92	x	0.82
Bedroom 3	5.28	x	2.61
Bedroom 4	2.20	x	2.10
Bathroom	2.62	x	2.36
Hotpress	1.47	x	1.04

Second Floor

Bedroom 5	5.62	x	3.87
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Viewing

Highly recommended. Strictly by appointment with Dermody Auctioneers, Valuers and Estate Agents. – Negotiator - Ian Dermody (093) 52655

Minimum Advised Value -

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given.

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