



For Sale by Private Treaty

**25 Cois Na hAbhainn, Tuam, Co. Galway
3 Bedroom Semi-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

- 3 Bedroom Semi-detached Residence in a spacious housing estate within walking distance of Tuam Town Centre.
- Gross internal floor area estimated at 882 sq. ft.
- Accommodation includes:
Entrance Hall, Sitting Room, Kitchen/Dining room, Utility and W.C.
First floor: Landing, Master bedroom (en-suite), 2 large bedrooms, Hotpress and family bathroom.

Other Features

- This property is fully finished with fully fitted kitchen, fitted wardrobes and completed tiling to all areas.
- Oil Fired Central Heating throughout.
- Fully fitted bathrooms to include electric shower to en-suite.
- Tarmacadem entrance to the front and garden to the rear of the property

Viewing

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

Minimum Advised Value - €210,000

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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