



**For Sale By Private Treaty**

**27 Palace Fields, Tuam, Co. Galway  
4 Bedroom Semi-Detached Residence.**



**Excellent Investment or Family Home.**

**Location**

- Short walk to Tuam Town Centre and New Swimming Pool/Leisure Centre.
- Located just off the N17/Tullinadaly Road.
- 36.6km (22miles) – Galway City

**Description**

- 4 Bedroom Semi-Detached in a spacious and much sought after residential area.
- Accommodation includes:  
Ground Floor: Entrance Hallway, Sitting room, Kitchen, Dining Room, Utility and Toilet.  
First Floor: Landing, Master Bedroom (ensuite), 3 Large Bedrooms, Hotpress and Spacious Family Bathroom.

- Tarmacadam entrance to front and spacious garden to the rear of the property.
- Heating is by way of OFCH throughout with open fireplace in the Sitting Room.
- Fully fitted Kitchen and Utility with tiled flooring..

#### Other Features

- Very good decorative order throughout.
- Bathroom is fully tiled as is the en-suite.
- UPVC double glazed windows throughout.



#### 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.

**Dermody Auctioneers, Bishop Street, Tuam, Co. Galway.**

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