



**For Sale by Private Treaty**

**50 College Green, Dunmore Road, Tuam, Co. Galway  
4 Bedroom Semi-Detached Residence.**



**Location**

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

**Description**

- 4 Bedroom Semi-Detached family home located in a spacious housing estate within walking distance of Tuam town.
- Accommodation includes:  
Large Entrance Hall with tiled floor, sitting room with solid maple wood floor and feature fireplace, kitchen/dining area with high quality fitted kitchen, splashback tiles, integrated fridge/freezer, utility with fitted units. Located on the first floor are 3 large bedrooms all with fitted wardrobes and timber floors, master bedroom also has fitted wardrobes and an en-suite, large family bathroom.

- Paved entrance to front and spacious landscaped garden to the rear of the property.
- Heating is by way of OFCH throughout and Fireplace in the Sitting room.
- Very good decorative order throughout.

### Other Features

- Superbly located in a quite much sought after residential area, a new family will settle very quickly into this house.
- UPVC double glazed windows throughout.
- It is in Turn Key condition.



### Accommodation

All measurements quoted in metres and are approximations.

#### Ground Floor

Entrance Hall	4.5	x	2.7
Sitting Room	5.0	x	4.5
Kitchen/Dining	3.4	x	7.8
Utility	1.75	x	1.99
Toilet			

#### First Floor

Master Bedroom	3.1	x	3.9
En-suite	1.0	x	2.9
Bedroom 2	3.5	x	2.9
Bedroom 3	2.7	x	3.5
Bedroom 4	2.8	x	4.0
Family Bathroom	1.9	x	2.4

### Viewing

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

### Minimum Advised Value - On Application

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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