



For Sale By Private Treaty

**Kilshanvey, Cloghans Hill, Tuam, Co. Galway.
4 Bedroom Residence**



Location

- 4 km (2.5 miles) – Caherlistrane
- 4.8 km (3 miles) – Kilconly
- 35 km (22 miles) – Galway.

Description

- 4 Bedroom Bungalow to be completed standing on a beautiful 0.8 acre corner site.
- Gross Internal Floor area estimated at 2,000 sq. ft.
- Accommodation includes:
Ground Floor: Entrance Hall, Sitting Room, Kitchen/Dining room, Conservatory, Utility, W.C., Hotpress, Master Bedroom (en-suite), 3 Large Bedrooms (1 en-suite) and Spacious Family Bathroom.
- Oil Fired Central Heating throughout with open fireplace in the Dining Room and Sitting Room.
- Spacious gardens to the front and rear of this property with natural stone walls to the front.

Other Features

- The house will be finished to a high standard and exceptionally well laid out.
- uPVC double glazed windows throughout.



Accommodation

All measurements quoted in metres and are approximations.

Entrance Hall	2.20	x	5.15
Sitting Room	4.10	x	5.15
Kitchen/Dining Room	7.10	x	3.35
Conservatory	4.00	x	4.00
Utility	2.35	x	2.40
W.C.	2.35	x	0.80
Hotpress	0.90	x	3.20
Master Bedroom	3.90	x	4.45
En-Suite	1.15	x	3.28
Bedroom 2	3.47	x	3.90
Bedroom 3	3.27	x	3.84
Bedroom 4	3.35	x	3.70
En-Suite	0.90	x	3.35
Bathroom	3.35	x	2.50

Directions

From Tuam, head out the Kilmaine Road approximately 1 mile after Tierney's of Foxhall on the main road just past the Cloghans Hill N.S. about 100 yards a turn left at the bottom of the hill, through Cloghans hill wood proceed for approximately ½ mile the property is on the right after the forest. Our sign is on display.

Viewing

Strictly by appointment with sole auctioneers Dermody Auctioneers, Valuers and Estate Agents.
Negotiator - Ian Dermody (093) 52655

Minimum Advised Value – €225,000

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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