



For Sale by Private Treaty

**Urracly, Kilconly, Tuam, Co. Galway.
4 Bedroom Residence.**



Location

- 3.21 km (2 miles) – Kilconly
- 3.21 km (2.5 miles) - Milltown
- 12.87 km (8 miles) - Claremorris
- 14.48 km (9 miles) - Tuam
- 40.23 km (25 miles) - Galway

Description

- 4 bedroom dormer standing on 0.5 acre site.
- Gross Internal floor area estimated at 1,900 sq. ft.
- Accommodation includes:
Ground Floor: Large Entrance Hallway, Sitting Room, Kitchen/Dining Room, Conservatory, Utility, 2 Bedrooms, Bathroom.
First Floor: Master Bedroom, Bedroom, Hotpress and Family Bathroom.
- Spacious garden to the front and rear of the property with the rear accessed from the Conservatory or from the spacious Utility.
- Heating is by way of OFCH throughout and open fireplace in the Sitting Room.

Other Features

- uPVC double glazed windows throughout.
- This property is in turn key condition.

Viewing

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

Minimum Advised Value – € 285,000

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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