

**For Sale by Private Treaty**

**4 Bedroom Residence on 2 acres  
Inismicatree/Castletown, Cross, Co. Mayo**



**A rare opportunity to acquire a family home close to the shores of Lough Corrib in a peaceful country setting.**

**Location**

- Short walk to Inismicatree Island and 500yds from Lough Corrib.
- 3.2km (2miles) – Cross
- 4.8km (3miles) – Glencorrib
- 8.km (5miles) – Cong
- 36.6km (22miles) – Galway City

**Description**

- Recently completed 4 bedroom detached 1½ storey residential property in a beautiful and much sought after location in close proximity to Lough Corrib.
- Spacious well presented home standing on approximately 2 acres in a peaceful setting.
- Accommodation includes:  
*Ground Floor* – Porch, Entrance Hall, Large Living room, Kitchen/Dining room, Utility, W.C., Bedroom 1 with Walk-in Wardrobe (en-suite).

*First Floor* – Master Bedroom with Walk-in Wardrobe (en-suite), 2 Large Bedrooms, Hotpress and Spacious family Bathroom.

- Spacious recently reseeded easy maintenance garden to the front and rear of the property surrounded by timber rail fence with flag limestone entrance.
- Heating is by way of OFCH throughout and open fireplace in the Living room.
- The property is finished to a builders finish throughout.



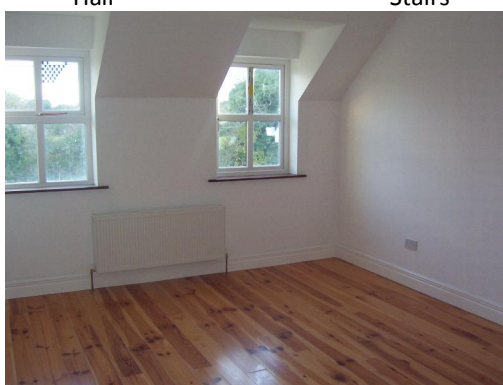
Hall



Stairs



Sitting Room



Bedroom



Bedroom

#### Other Features

- Solid white-oak timber flooring to the ground floor entrance hallway, sitting room and bedroom with red deal timber flooring throughout the first floor.
- Internal solid oak doors.
- Fitted wardrobe in downstairs bedroom.
- Bay-windows to the front of the property.
- UPVC double glazed windows throughout.
- All rooms wired with phone and TV.
- Cornicing finished to part of the ground floor.

#### Accommodation

All measurements quoted in metres and are approximations

<i>Ground Floor</i>			
Entrance Hallway	6.46	x	2.04
Kitchen/Dining Room	8.94	x	3.60
Utility	2.25	x	2.13
W.C.	1.43	x	2.13
Sitting Room	5.18	x	4.00
Bedroom 2	4.39	x	3.54
En-suite	2.40	x	0.91
<i>First Floor</i>			
Landing			
Master Bedroom	3.53	x	4.39
Walk-in Wardrobe	2.43	x	1.85

Bedroom 3	4.26	x	4.38
Bedroom 4	3.65	x	3.96
Bathroom	2.31	x	2.31
Hotpress	2.37	x	1.24

**Directions**

From Cross Village, Head out Glencorrib/Headford/Galway Road, about 1 mile turn for Castletown/Inismicatreeer. At Inismicatreeer sign take a right. Proceed down this road for approx. 0.5 mile. The subject property is the second on the right. Our sign is on display.

**Viewing**

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

**Guide Price - €295,000**

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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