



For Sale By Private Treaty

**99 Woodfield, Galway Road, Tuam, Co. Galway.
3 Bedroom Semi-Detached Residence.**



This property is in turn key condition and is ideal starter home or investment home.

Location

- Short walk to Tuam Town Centre.
- Located just off the N17 Galway Road.
- 35 km (22 miles) – Galway

Description

- 3 Bedroom Semi-detached Residence in very good condition throughout.
- Accommodation includes:
Ground Floor: Entrance Hall, Sitting Room, Kitchen/Dining Room, Utility and downstairs bathroom.
First Floor: Master Bedroom (en-suite), 2 Bedrooms, Hotpress and Family Bathroom.
- Tiled floor throughout the ground floor.
- Tarmacadem entrance to the front and garden to the rear of the property.
- Heating is by way of Oil Fired Central Heating and open fire place in the Sitting Room.



Other Features

- This property includes some furniture including fridge, freezer, dishwasher, washing machine etc.
- All bedrooms have TV points and fully fitted wardrobes.
- uPVC double glazed windows throughout.

Accommodation

All measurements quoted in metres and are approximations.

Ground Floor

Entrance Hallway	4.24	x	1.92
Sitting Room	3.27	x	4.64
Kitchen/Dining Room	3.34	x	5.42
Utility	1.39	x	2.22
Toilet	1.23	x	1.39

First Floor

Landing	6.00	x	1.87
Master Bedroom	4.12	x	3.15
En-suite	0.74	x	2.05
Bedroom 2	3.35	x	2.88
Bedroom 3	2.05	x	3.01
Family Bathroom	1.84	x	1.85

Viewing

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

Minimum Advised Value – €200,000

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.

Dermoddy Auctioneers, Bishop Street, Tuam, Co. Galway.

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