



For Sale by Private Treaty

**45 Bealach Na Gaoithe, Galway Rd, Tuam, Co. Galway
4 Bedroom Detached Residence.**



This property is in turn key condition, fully fitted out with kitchen and fireplaces to include all appliances. With lots of space and room for storage, this is perfect for young couples and growing families.

Location

- Short walk to Tuam Town Centre.
- Located just off the N17/Galway Road.
- 36.6km (22miles) – Galway City.

Description

- 4 Bedroom Detached residence in a spacious and much sought after housing estate.
- This property is fully finished throughout to include fully fitted fireplace, tiled and timber floors, fully fitted oak kitchen with appliances and fully fitted utility to include washing machine and dryer.
- Gross Internal floor area of approximately 1,143 sq. ft.
- Accommodation includes:
Ground Floor: Entrance Hall, Sitting Room, Kitchen/Dining Room, Utility and Toilet.
First Floor: Master Bedroom (en-suite), 3 Large Bedrooms, Family Bathroom and Hotpress.
- Bedrooms and Landing floored with French Pine.
- Generous allowances for fitted wardrobes.
- Sitting room has oak flooring.
- Heating is by way of OFCH throughout and open fireplace in the Living room.

Other Features

- Cobble look paving to driveway and all around house.
- Fully landscaped gardens.
- Fully painted internally and externally.
- uPVC double glazed windows throughout.

Accommodation

All measurements quoted in metres and are approximations.

Ground Floor

Entrance Hallway	2.00	x	
Sitting Room	3.70	x	
Kitchen/Dining Room	5.80	x	4.20
Utility	2.60	x	1.70
Toilet	1.70	x	

First Floor

Landing			
Master Bedroom	3.60	x	3.40
Ensuite	2.40	x	
Bedroom 2	2.85	x	2.60
Bedroom 3	2.85	x	3.10
Family Bathroom	2.40	x	2.40
Hotpress			

Viewing

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

Minimum Advised Value - €175,000 – Open to Offers.

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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