



**For Sale by Private Treaty**

**Brooklawn, Tuam, Co. Galway.  
4 Bedroom Dormer Residence**



**Location**

- Kilconly – 2.5 km (1.5 miles)
- Tuam – 11 km (7 miles)
- Galway – 43.5 km (23 miles)

**Description**

- Newly built 4 Bedroom dormer residence standing on approximately 0.5 acre beautiful site overlooking Castlegrove wood.
- Accommodation includes: Entrance Hallway, Sitting Room, Kitchen/Dining Room, Conservatory, Utility, W.C., Study, 2 Large Bedrooms both en-suite. Upstairs: Landing, 2 Large Bedrooms (1 en-suite), Hotpress and Family Bathroom.
- Heating is by way of Oil Fired Central Heating. There is an open fireplace in the large Sitting room.
- This property will be finished to a builders finish.

**Viewing**

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

**Minimum Advised Value – On Application.**

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.