



**For Sale by Private Treaty**

**Belmont, Milltown, Co. Galway.  
4 Bedroom Residence on 0.5 acre site.**



**Location**

- 2.41 km (1.5 miles) – Milltown
- 15.28 km (9.5 miles) – Tuam
- 48 km (30 miles) – Galway

**Description**

- Recently completed 4 bedroom bungalow standing on 0.5 acre site.
- Gross Internal floor area estimated at 2,000 sq. ft. (ground floor).
- Accommodation includes:

Large Entrance Hallway, Sitting Room, Kitchen/Dining Room, Utility, Master Bedroom (en-suite), 3 Large Bedrooms, hotpress and Family Bathroom.

- Spacious garden to the front and rear of the property with the rear accessed from the Dining Room patio doors or from the spacious Utility.
- Heating is by way of OFCH throughout and open fireplace in the Sitting Room.
- This property has the possibility of an attic conversion, subject to planning permission.

#### **Other Features**

- uPVC double glazed windows throughout.
- This property will be finished to a builders finish to include Red Deal skirting & architrave and all painting is complete internally.
- Paving is completed around the perimeter of the property.
- This property has the benefit of bay windows in the Master Bedroom and Sitting room.
- The driveway will be finished with chip and dust ready for tarmacking.

#### **Accommodation**

All measurements quoted in metres and are approximations.

Entrance Hall	2.15	x	1.10
Sitting Room	4.05	x	3.55
Kitchen/Dining room	8.40	x	3.35
Utility	2.30	x	2.75
Hotpress	2.30	x	0.60
Master Bedroom	4.05	x	4.35
En-suite	2.85	x	0.60
Bedroom 2	3.05	x	3.35
Bedroom 3	3.35	x	3.05
Bedroom 4	4.05	x	3.35

#### **Viewing**

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

#### **Minimum Advised Value – €225,000**

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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