



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, Conservatory, 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 the property has been painted internally.
- Paving is completed around the perimeter of the property.
- The driveway will be finished with chip and dust ready for tarmacking.

Accommodation

All measurements quoted in metres and are approximations.

Entrance Hall	2.00	x	6.86
Sitting Room	4.50	x	5.27
Kitchen/Dining room	4.45	x	5.75
Conservatory	3.60	x	3.60
Utility	2.45	x	4.00
Hotpress	1.90	x	0.60
Master Bedroom	4.30	x	3.90
En-suite	0.60	x	3.07
Bedroom 2	4.30	x	3.90
Bedroom 3	4.30	x	4.00
Bedroom 4	3.65	x	4.00

Viewing

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

Minimum Advised Value – €180,000

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.

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