



**For Sale by Private Treaty**

**Killaine, Tuam, Co. Galway.**

**4 Bedroom Residence in need of refurbishment/redevelopment**



**Location**

- This property is located approximately 3.5 miles from Tuam Town just off the main Galway Road.
- 30km (19 miles) – Galway City.

**Description**

- 4 Bedroom residence in need of considerable modernisation standing on approximately 0.5 acre site.
- Accommodation includes:  
Large Entrance Hallway, Conservatory, Sitting room, Lounge, Kitchen/Dining room, Utility, Toilet, 4 Bedrooms (1 en-suite) and Family Bathroom.
- Oil Fired Central Heating throughout.

**Directions**

**From Galway:** Coming from Galway, cross over the bridge after the Belclare turn off. Proceed up the hill and turn left at the top with our sign on display on the right hand side. House is last on the right.

**From Tuam:** Head out past the West Wing Restaurant on the N17 towards Galway, over the hill and at top of next hill turn right. Our sign is on display on the left hand side of the N17. House is at the end of the road on the right.

**Viewing**

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

**Minimum Advised Value – € 95,000 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.

**Dermody Auctioneers, Bishop Street, Tuam, Co. Galway.**

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