

**For Sale by Private Treaty**

**4/5 Bedroom Residence on approximately 0.89 acre site.  
Tobberoe, Kilconly, Co. Galway.**



**This truly is a very impressive property and successfully retains the original features of a traditional cottage within the modern design of a superb property. This property must be viewed to be fully appreciated.**

## Location

- 3.2 km (2 miles) – Kilconly.
- 16 km (10 miles) – Tuam
- 32 km (20 miles) – Galway.

## Description

- 4/5 Bedroom Residence newly refurbished standing on approximately 0.89 acre site.
- *Ground Floor Accommodation:*

### Porch:

Entrance into tiled porch with considerable natural lighting with recessed spot lighting into pine timber clad ceiling.

### Entrance Hallway:

Timber floor and recessed spot lighting in very good condition.



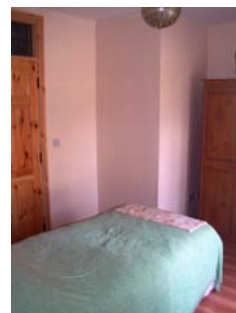
### Lounge:

Feature fireplace in centre of the room visible from both sides. See photos unusual feature of the property. Overlooked by way of balcony on the first floor and translucent glazing to office. Double door access and decoration excellent throughout. This is the old portion of the property and has been superbly renovated. Again recessed spot lighting throughout adding a

warmth and comfort to the property. All spot lighting on dimmer switches also finished to a very high standard. The sitting room is treble aspect.

### Bedroom:

Timber floor, plastered and painted walls in very good condition excellently decorated with a deep window as per the old cottage. Entrance into en-suite/downstairs bathroom.



### Ensuite/Downstairs bathroom:

Double doors entering from both hallway and bedroom into bathroom with tubular light providing natural light to the room. Shower partly tiled.

**Office:**

Twin aspect room with timber floors, plastered and painted walls. Excellent natural lighting.

**Hall:**

Tiled Flooring which leads into the kitchen. Stairs is also red deal.

**Kitchen:**

Tiled floor superb quality kitchen with splash back tiling tastefully completed. Exposed beams finished in black to complement the cottage style of the property all be it modern extension. Windows uPVC double glazed, recessed spot lighting in the kitchen. Heating by way of Stanley range with feature fireplace. Superb quality kitchen of a country style with a contemporary finish. French doors to the side of the property.

**Study:**

Timber floors, plastered and painted walls, recessed spot lighting and light features twin aspect with exposed stonework. Which leads into sitting room from kitchen.

**Sitting Room:**

Timber Floors beautiful light fixtures high quality curtains twin aspect room with stable door to the rear garden. Heating by way of oil fired radiators and electric stove. In addition access to the front of the property, utility and toilet.

- *First Floor Accommodation:*

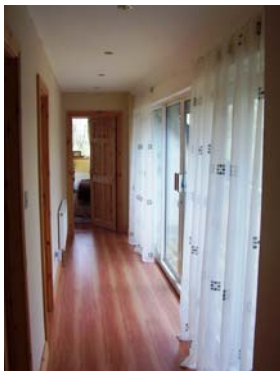


**Landing area:**

Feature light fittings and recessed spot lighting excellently finished throughout with timber floors.

**Bedroom 2:**

Timber floors, plastered and painted walls but with feature stone work which was the gable of the old cottage – see photo. Again retaining features.



**Landing to Balcony area:**

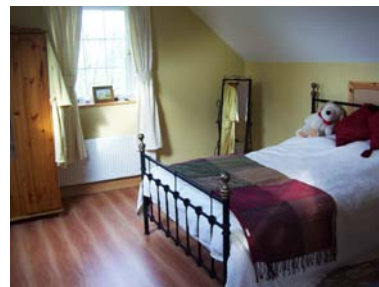
Recessed spot lighting with double French doors out onto timber balcony area. Unique feature which provides spectacular views of the surrounding countryside while allowing natural light to pour into the top portion of the house.

**Bedroom 3:** Twin aspect to include a velux window again similar spec to the remainder of the rooms. Elevated TV point.

**Spacious Family Bathroom:** Fully tiled throughout. Lighting by way of velux window in very good condition excellent décor.

**Master Bedroom:**

Similar spec with recessed spot lighting very good condition into en-suite.





**En-suite:**

1 W.C., 1 W. H. B., and Jacuzzi bath, fully tiled.

- Throughout the property unique individual features of the old property have integrated with contemporary design of the new portion of the property. This has been completed with superb precision.
- Externally the property is landscaped to the front and rear and is finished with gravel and chip. Surrounded with mature trees it is an excellent condition. Front wall is finished and cladded with natural stone.

**Other Features**

- The property has retained many of its glorious original features which include original timber windows in the old cottage part of the property.
- All doors are solid red deal with wrought iron handles.
- Beautiful sense of community in this area with easy commuter link to Galway through Caherlistrane.

**Accommodation**

All measurements quoted in metres and are approximations.

*Ground Floor*

|                   |      |   |      |
|-------------------|------|---|------|
| Porch             | 1.27 | x | 2.21 |
| Entrance Hall     | 4.22 | x | 1.06 |
| Lounge            | 8.54 | x | 4.19 |
| Bedroom 1         | 2.9  | x | 2.81 |
| En-suite/bathroom | 3.51 | x | 1.09 |
| Office            | 4.03 | x | 2.35 |
| Hall & Stairs     | 5.25 | x | 2.23 |
| Kitchen           | 4.98 | x | 5.02 |
| Utility           | 2.15 | x | 1.8  |
| Toilet            | 1.88 | x | 1.97 |
| Study             | 4.88 | x | 4.01 |
| Sitting room      | 6.76 | x | 4.78 |

*First Floor*

|                    |      |   |      |
|--------------------|------|---|------|
| Landing            | 4.88 | x | 3.82 |
| Landing            | 5.03 | x | 1.99 |
| Landing            | 1.10 | x | 3.41 |
| Bedroom 2          | 3.42 | x | 3.45 |
| Landing to Balcony | 5.96 | x | 1.22 |
| Bedroom 3          | 2.84 | x | 4.66 |
| Family Bathroom    | 2.32 | x | 1.61 |
| Hotpress           | 1.61 | x | 1.2  |
| Master Bedroom     | 4.14 | x | 3.89 |
| En-suite           | 2.32 | x | 1.62 |



### **Viewing**

This property must be viewed to fully appreciate what it has to offer. Strictly by appointment with sole agents Dermody Auctioneers, Valuers and Estate Agents. – Negotiator - Ian Dermody (093) 52655

**Minimum Advised Value – €280,000**

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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