



**For Sale By Private Treaty**

**49 Rivercrest, Dublin Road, Tuam, Co. Galway  
3 Bedroom Semi-Detached Residence.**



**Location**

- Short walk to Tuam Town Centre.
- Located just off the Dublin Road.
- 36.6km (22miles) – Galway City

**Description**

- 3 Bedroom Semi-Detached Residence in a spacious housing estate located just off the Dublin Road.
- Accommodation includes:

Ground Floor:

First Floor:

- Tarmacadem entrance to front and spacious garden to the rear of the property.
- Heating is by way of OFCH throughout and open fireplace in the Living room.
- uPVC double glazed windows throughout.

### **Accommodation**

All measurements quoted in metres and are approximations.

#### *Ground Floor*

Entrance Hall	1.82	x	4.77
Kitchen/Dining	4.77	x	4.77
Sitting Room	7.28	x	6.07

#### *First Floor*

Bedroom 1	7.28	x	3.88
Bedroom 2	3.56	x	4.89
Bedroom 3	3.96	x	3.64
Bathroom	2.34	x	2.91
Hotpress			

### **Viewing**

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

### **Minimum Advised Value - €120,000**

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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