



**For Sale by Private Treaty**

**156 Cois Na hAbhainn, Tuam, Co. Galway  
4 Bedroom Detached Residence.**



#### **Location**

- Short walk to Tuam Town Centre and New Shopping Centre.
- Located just off the N17 and Ballygaddy Road
- 35 km (22 miles) – Galway

#### **Description**

- 4 Bedroom Semi-detached Residence in a spacious housing estate within walking distance of Tuam Town Centre.
- Gross internal floor area estimated at 1,211 sq. ft.
- Accommodation includes:  
Entrance Hall, Sitting Room, Kitchen/Dining room, Utility and W.C.  
First floor: Landing, Master bedroom (en-suite), 3 large bedrooms, Hotpress and family bathroom.

- Fully decorated internally with magnolia walls and white ceilings.
- Oil Fired Central Heating throughout.
- Fully fitted bathrooms to include electric shower to en-suite.

### Other Features

- uPVC windows throughout.
- Tarmacadem entrance to the front and garden to the rear of the property

### Accommodation

All measurements quoted in metres and are approximations.

<i>Ground Floor</i>			
Sitting Room	4.00	x	4.65
Kitchen/Dining	6.30	x	3.65
Utility	1.80	x	2.20
W.C.	1.40	x	2.00
<i>First Floor</i>			
Master Bedroom	3.80	x	2.80
En-suite	0.90	x	2.80
Bedroom 2	3.35	x	2.53
Bedroom 3	2.85	x	2.53
Bedroom 4	2.40	x	2.70
Bathroom	2.06	x	1.08

### Viewing

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

### Minimum Advised Value - €150,000

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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