

For Sale by Private Treaty

4 Bedroom Residence

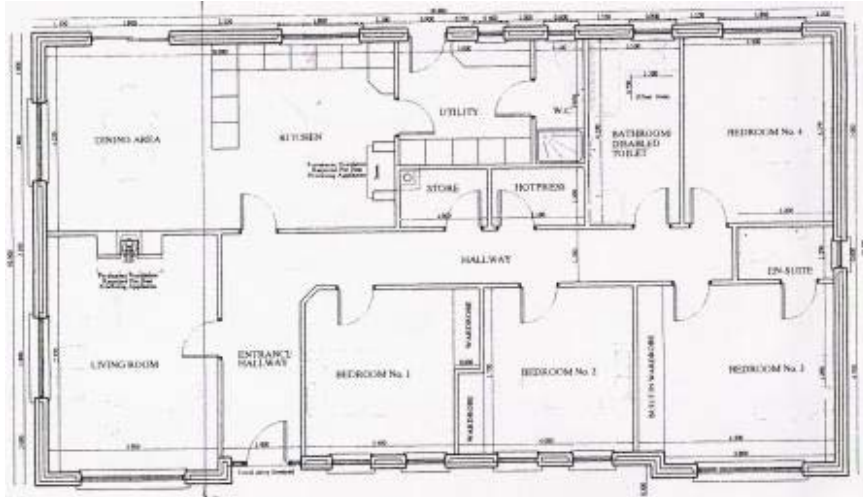
Hillsbrook, Barnaderg, Tuam, Co. Galway.



Description

- Recently completed 4 bedroom detached bungalow (attic conversion) standing on approximately 0.5 acre site.
- Spectacular views from this large site overlooking surrounding countryside.
- Gross Internal floor area estimated at 2,465 sq. ft.
- This property will be finished to a builders finish.
- Accommodation includes:
Large Entrance Hall, Kitchen/Dining, Utility, W.C., Sitting room, Master Bedroom (en-suite), 3 Large Bedrooms, Hotpress and Family Bathroom.
- Spacious garden to the front and rear of the property accessed from French doors or from the spacious Utility Room.
- Heating is by way of OFCH throughout and open fireplace in the Sitting room.

- UPVC double glazed windows throughout.



Accommodation

All measurements quoted in metres and are approximations.

Ground Floor

Entrance Hallway	1.80	x	1.30
Sitting Room	3.90	x	5.35
Kitchen/Dining	8.00	x	4.25
Utility	3.00	x	2.65
W.C.	1.00	x	2.65
Master Bedroom	4.50	x	3.95
En-Suite	1.30	x	2.20
Bedroom 1	3.40	x	3.75
Bedroom 2	4.00	x	3.75
Bedroom 3	3.30	x	4.20
Family Bathroom	2.10	x	3.25
Hotpress	2.10	x	1.30
Store	2.00	x	1.30

First Floor

Open Plan

Viewing

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

Minimum Advised Value - €237,500 – 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.

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