

**For Sale by Private Treaty**

**4 Bedroom Residence**

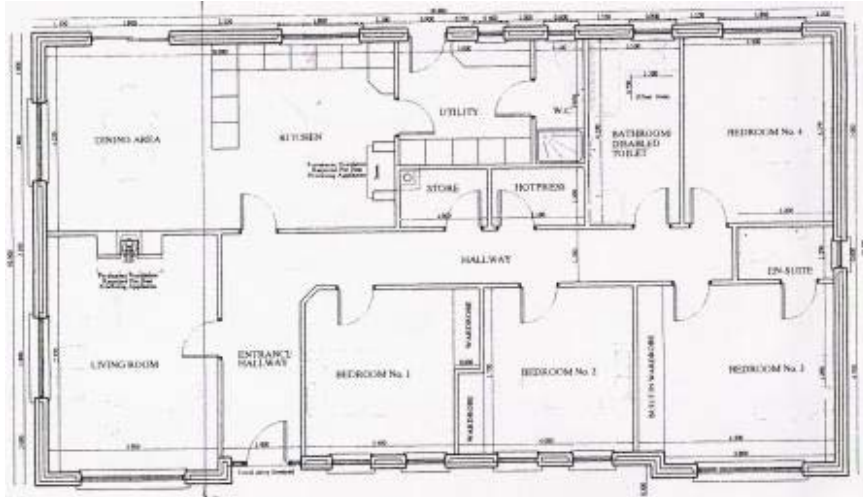
**Hillsbrook, Barnaderg, Tuam, Co. Galway.**



**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 - €250,000 – 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.

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