



Dermody

Auctioneers, Valuers & Estate Agents

For Sale by Private Treaty

Millbrook, Milltown, Co. Galway.



New Launch of stunning new 4 Bedroom Detached homes in the heart of the village of Milltown only 10 minutes to Tuam Centre and less than 30 minutes from Galway City with all residential amenities on its door step.

Location

- Located in the heart of the expanding and award winning village of Milltown on the N17.
- 14 km (8 miles) – Claremorris
- 14 km (8 miles) – Tuam.
- 41 km (25 miles) – Castlebar
- 46 km (29 miles) – Galway.

Description

- Each house is finished to the highest standard of craftsmanship.
- It is decorated to a very high standard throughout and is ideally located in a small residential area just 10 minutes from Tuam town.
- Gross Internal floor area estimated at 1,440 sq. ft.
- Accommodation includes:
Downstairs: Entrance Hall, Sitting Room, Kitchen/Dining Room, Utility and W.C.
Upstairs: Master Bedroom (en-suite), 3 Large Bedrooms, Family Bathroom and Hotpress.
Optional Attic: 2 Optional Bedrooms.
- The rear garden is surrounded by a block wall and has a feature patio area.
- Solid Oak floors to hall and Sitting Room.
- Solid Oak doors and Stairs.
- Fully Tiled Bathrooms.
- Fully painted internally and externally.



Kitchen



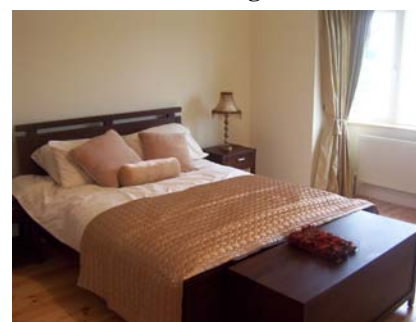
Dining Room



Kitchen



Sitting Room



Master Bedroom



Bedroom

Features

- Solid timber floors throughout upstairs.
- Sanitary ware fitted to all bathrooms.
- Hotpress with dual immersion.
- Attic and floors fully insulated.
- Fitted wardrobes throughout.



Bedroom



Bathroom



Hallway

Accommodation

All measurements quoted in metres and are approximations.

<i>Ground Floor</i>			
Porch	1.20	x	2.25
Entrance Hall	2.25	x	4.80
Sitting Room	2.25	x	4.05
Kitchen/Dining Room	5.00	x	4.05
Utility	2.20	x	2.25
W.C.	2.20	x	1.00
<i>First Floor</i>			
Master Bedroom	3.40	x	4.00
En-suite	1.14	x	1.50
Bedroom 1	2.90	x	2.60
Bedroom 2	3.40	x	3.80
Bedroom 3	2.90	x	2.66
Family Bathroom	1.70	x	2.15
Hotpress	0.60	x	0.60
<i>Optional Attic</i>			
Optional Bedroom 5	6.30	x	2.93
Optional Bedroom 6	6.30	x	3.29

Viewing

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

Minimum Advised Value – €175,000

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.

Tel: (093) 52655

Ian Mob: (087) 2446641

Email: ian@dermody.ie

Fax: (093) 52652

Pat Mob: (087) 2511269

Web: www.dermody.ie