



For Sale By Private Treaty

125 Palace Fields, Tuam, Co. Galway



Location

- Short walk to Tuam Town Centre and New Swimming Pool/Leisure Centre.
- Located just off the N17/Tullinadaly Road.
- 36.6km (22miles) – Galway City

Description

- 3 Bedroom Terraced House (Townhouse) in a spacious and much sought after housing estate.
- Gross Internal floor area of approximately 1,230 sq. ft.
- Accommodation includes:
Ground Floor: Entrance Hall, Sitting Room, Toilet, Kitchen/Dining Room.
First Floor: 3 Bedrooms (1 en-suite), Family Bathroom and Hotpress.
- Tarmacadem entrance to front and spacious garden to the rear of the property.
- Heating is by way of OFCH throughout and open fire place in the Living room.

Other Features

- All bedrooms have timber floors and fitted wardrobes.
- Garden Shed to the rear of the property.

- UPVC double glazed windows throughout.

Accommodation

All measurements quoted in metres and are approximations.

Ground Floor

Entrance Hallway	1.28	x	5.58
Sitting Room	5.02	x	4.71
Kitchen	3.44	x	4.78
Bathroom	0.6	x	1.44

First Floor

Landing	3.39	x	2.05
Master Bedroom	3.17	x	4.92
Ensuite	0.69	x	2.42
Bedroom 2	3.54	x	2.59
Bedroom 3	1.86	x	3.59
Family Bathroom	1.65	x	2.41

Viewing

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

Minimum Advised Value – 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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