



For Sale by Private Treaty

**“Glenside”, Bishop Street, Tuam, Co. Galway.
3 Bedroom Two-Storey Detached Residence**



This is a superb opportunity to acquire a large detached house located within walking distance of Tuam Town.

Location

- Located on Bishop Street in Tuam Town.
- 32.18 km (20 miles) – Galway City

Description

- This 3 Bedroom detached residence was formally used as a physiotherapy/sports injury clinic for the past 8 years approx. so maybe ideal for surgery/clinic or professional uses.
- The property extends to approximately 1,200 sq. ft.

- This property has Oil Fired Central Heating throughout and the windows are timber teak double glazed to the front with part PVC double glazed and timber single glazed windows to the rear.
- Accommodation includes:
 Ground Floor: Entrance Hall with slate floor, Study with timber floor and part stone and French Patio Doors, Sitting Room/Office with timber floors and fireplace, Office/small room to the rear and Front Room with Timber Floors and office counter worktop.
 First Floor: Landing, 3 Large Bedrooms, Bathroom and Shower Room.



Accommodation

All measurements quoted in metres and are approximations.

Ground Floor

Entrance Hall	2.30	x	1.29
Study	3.04	x	4.20
Sitting Room/Office	4.85	x	4.29
Office/Small room	1.76	x	2.34
Front Room	3.27	x	3.04

First Floor

Landing	6.06	x	3.29
Bedroom 1	3.04	x	2.99
Bedroom 2	5.54	x	5.16
Bedroom 3	3.10	x	3.00
Bathroom	2.43	x	1.70
Shower Room	2.02	x	1.60

Viewing

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

Guide Price - €260,000

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.

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