

For Sale by Private Treaty

**246 Palace Fields, Tuam, Co. Galway
4 Bedroom Semi-Detached House.**



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

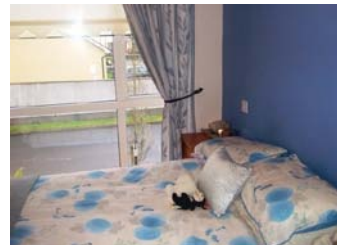
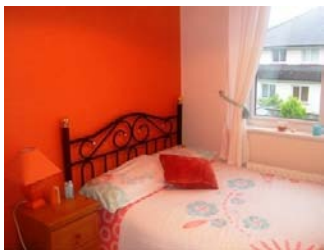
Description

- 4/5 Bedroom modern architecturally designed residence is superbly located in a quiet cul-de-sac area.
- Entrance Hall is light and airy with tiled floor and timber staircase.
- Large Sitting room beautifully decorated with pine timber floor, open fireplace with a high quality surround granite hearth and black cast iron insert. This room is very bright with natural light from the large bay windows that is the full wall height.
- Kitchen/dining room is fitted shaker style kitchen and all electrical goods are integrated and will remain with the house.
- A large side room downstairs could be used as a 5th bedroom, playroom or office. This room is currently used as a family room/office.
- All four bedrooms including the master bedroom (en-suite) have timber floors and built in wardrobes.
- Tarmacadem entrance to front and spacious garden to the rear of the property.
- Heating is by way of OFCH throughout and Fireplace in the Sitting room.
- Very good decorative order throughout.



Other Features

- Bathroom is fully tiled as is the en-suite.
- UPVC double glazed windows throughout.



Viewing

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

Minimum Advised Value -

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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