



For Sale By Private Treaty

**Belmont, Cloghans Hill, Tuam, Co. Galway.
3 Bedroom Residence standing on 0.5 Acre Site**



Location

- 3.21 km (2 miles) – Kilconly
- 3.21 km (2 miles) - Milltown
- 12.87 km (8 miles) - Claremorris
- 14.48 km (9 miles) - Tuam
- 40.23 km (25 miles) - Galway

Description

- Refurbished 3 Bedroom Cottage in close proximity to Belmont National School and Milltown and Kilconly Villages.
- Accommodation includes: Entrance Hallway, Sitting Room, Kitchen, 3 Bedrooms and Family Bathroom.

- uPVC double glazed windows throughout.
- This property has been recently re-wired and dry lined.
- It has the benefit of new radiators and it has plastered and painted walls.

Other Features

- Remaining work to be completed on this property includes:
Installation of kitchen and fireplace.

Accommodation

All measurements quoted in metres and are approximations.

| | | | |
|------------------|------|---|------|
| Entrance Hallway | 1.67 | x | 4.57 |
| Sitting Room | 4.26 | x | 3.50 |
| Kitchen | 3.50 | x | 4.26 |
| Bedroom 1 | 3.04 | x | 3.65 |
| Bedroom 2 | 3.04 | x | 2.28 |
| Bedroom 3 | 2.89 | x | 3.50 |
| Bathroom | 1.98 | x | 2.43 |
| Utility | 2.13 | x | 2.43 |

Directions

From Tuam drive on N17 through Milltown Village. Turn left at N17 Electrical, follow the road until you reach a T-junction. Turn right and take the first left. Proceed for a short distance on this road and the property is on the right hand side of the road.

Viewing

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

Reduced Reserve – €155,000

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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