



**For Sale by Private Treaty**

**The Quay, Clifden, Connemara, Co. Galway.  
3 Bedroom Detached.**



***Recently completed and tastefully decorated throughout with no expense spared to make this a home of luxury with its elegance and contemporary design matched by the attraction of its location.***

**Location**

- This property is located within walking distance of Clifden town and only a short walk to Clifden beach.

**Description**

- 3 Bedroom Residence standing on its own grounds with spectacular views over Clifden Quay & Harbour.
- Gross internal floor area estimated at 1,402 sq. ft.
- The accommodation includes a spacious entrance hall with marble floor and spiral staircase to the first floor.  
From the hall you are greeted by a large living room which has a feature electric fire

with black marble chimney breast, and two double doors to the patio areas.

There are three bedrooms each with a solid oak finish.

The master en-suite bedroom has been strategically located to the front of the property and has direct access to the sunroom which overlooks Clifden Bay.

The main bathroom has a jet fired Jacuzzi bath, separate electric shower and marble finish.

The kitchen area has been fitted out with all appliances and granite worktop areas.

There is an island to the centre with views over the bay and a step down to the marble finished sunroom/dining area which enjoys spectacular views of the bay.

- The outside of the property has been beautifully finished with cobbled footpaths, private decking area, unique water features and a cladded driveway of local stone.

### Other Features

- Further extras include: chrome finishes, underfloor heating and lighting, built in Hoover system and a host of other well appointed finishes.

### Accommodation

All measurements quoted in metres and are approximations.

Entrance Hall	2.50		
Sitting Room	4.50	x	5.50
Kitchen	5.00	x	2.70
Dining	3.30	x	2.00
Sunroom	3.30	x	2.00
Utility	1.62		
Master Bedroom	3.00	x	5.97
En-suite			
Bedroom 2	3.60	x	3.00
Bedroom 3	3.50	x	3.00
Bathroom			
Hotpress			

### Viewing

Strictly by appointment with Dermody Auctioneers, Valuers and Estate Agents.

Negotiator - Ian Dermody (093) 52655

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.**

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