



**For Sale By Private Treaty**

**Clonlara South, Glenamaddy, Co. Galway.  
4 Bedroom Residence with Large Garage.**



**This is a superb opportunity to acquire a well-finished house with spectacular views of the surrounding countryside within three miles of the nearest village.**

**Location**

- 3.86 km (2.4 miles) – Glenamaddy
- 18.66 km (11.6 miles) - Dunmore
- 24.62 km (15.3 miles) - Castlerea
- 32.66 km (20.3 miles) – Roscommon
- 60.83 km (37.8 miles) – Galway.

## Description

- Recently completed 4 bedroom bungalow standing on its own grounds in a quite residential area.
- This property is finished to a very high standard throughout with fully tiled bathrooms & maple flooring in the sitting room.
- Accommodation includes:  
Large Entrance Hallway, Sitting Room, Kitchen/Dining Room, Utility, W.C., Master Bedroom (en-suite), 3 Large Bedrooms, large family hotpress and Spacious Bathroom.
- Spacious garden to the front and rear of the property with the rear accessed through French Doors from Dining room or from the large Utility.
- Heating is by way of OFCH throughout and open fire place in the Sitting Room.
- This property has the benefit of large garage to the rear of the property.

## Other Features

- uPVC double glazed windows throughout.
- Paving is completed around the perimeter of the property.
- This property has the benefit of bay windows in the Master Bedroom and Sitting room.
- The driveway will be finished with chip and dust ready for tarmacking.

## Accommodation

All measurements quoted in metres and are approximations.

Entrance Hall	2.85	x	
Living Room	1.68	x	1.25
Kitchen/Dining room	1.19	x	2.53
Utility	2.44	x	2.62
W.C.	1.19	x	1.83
Bedroom 1	1.70	x	1.45
Bedroom 2	1.70	x	2.21
Master Bedroom	1.70	x	2.21
En-suite	2.46	x	1.52
Bedroom 4	3.23	x	1.52
Bathroom	3.23	x	1.52
Hotpress		x	

## Directions

From Glenamaddy, take the Roscommon Road (signs for Athleague). Out this road you will pass a big lake on the RHS. Drive out this road for 2 miles, turn right at plaque at head of road marked Cloonlara South, and take first left. The residence is second last house on left hand side.

## Viewing

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

## Minimum Advised Value – €250,000

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.

**Dermody Auctioneers, Bishop Street, Tuam, Co. Galway.**

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