



For Sale By Private Treaty

**Kilcloghans, Tuam, Co. Galway.
4 Bedroom Residence.**



Excellent opportunity to acquire your home only a short walk from Tuam Town and with wonderful views of the surrounding countryside.

Location

- 1.60 km (1 mile) – Tuam Town.
- 35.04 km (22 miles) - Galway.

Description

- 4 Bedroom residence standing on its own grounds.
- Accommodation includes: Large Entrance Hallway, Sitting Room, Kitchen/Dining Room, Utility, W.C., Sunroom, Master Bedroom, 3 Large Bedrooms, large family hotpress and Spacious Bathroom.
- Spacious Landscaped garden to the front and rear of the property.
- The Kitchen in fully fitted with all modern appliances.
- This property has the benefit of large detached garage and large workshop adjacent to the property.



Other Features

- uPVC double glazed windows throughout.
- Heating is by way of Oil Fired Central Heating throughout.
- The property is fully finished.
- Tarmacadam Driveway.



Viewing

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

Minimum Advised Value – €415,000

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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