

For Sale by Private Treaty

**Davros Upper, Milltown, Co. Galway.
4 Bedroom Two-Storey Residence**



This is a superb opportunity to acquire a superbly finished home with spectacular views of the surrounding countryside within 0.5 mile of the award winning village of Milltown.

Location

- Less than 1.6km (0.5 mile) – Milltown Village
- Approx. 14.4km (9 miles) – Tuam.
- 28.6km (24miles) – Galway City

Description

- Currently under construction 4 bedroom detached two-storey residential property on approximately 0.5acre site.

- Spectacular views from this elevated site overlooking Milltown and the surrounding countryside
- Gross Internal floor area estimated at 2,153 sq. ft.
- Accommodation includes:
Ground Floor: Entrance Hall, Sitting Room, Living Room, Kitchen/Dining Room, Utility, W.C. and Conservatory
First Floor: Master Bedroom (en-suite) with walk-in wardrobe, 3 Large Bedroom and Spacious family Bathroom.
- Spacious garden to the front and rear of the property with natural stone wall to the front of this property.
- Heating is by way of OFCH throughout and open fireplace in the Living room.

Other Features

- This property will be finished to a builders finish, offering the purchasers the opportunity to put their unique style into the finishing touches.

Accommodation

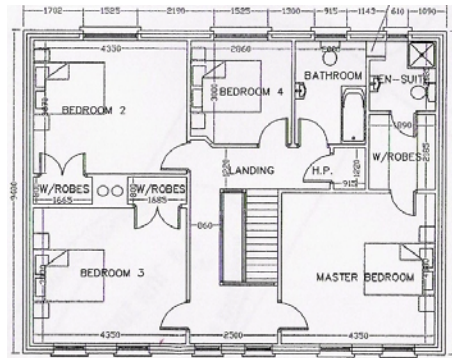
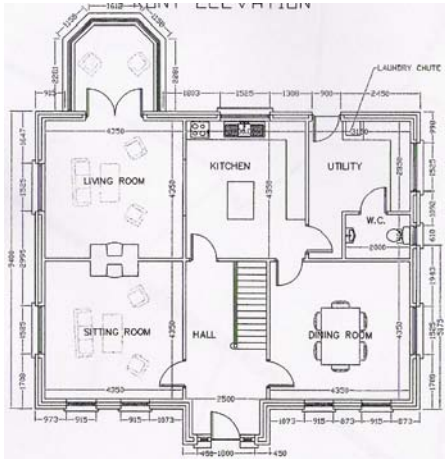
All measurements quoted in metres and are approximations.

Ground Floor

| | | | |
|----------------|------|---|------|
| Entrance Hall | 2.50 | x | 4.35 |
| Sitting Room | 4.35 | x | 4.35 |
| Living Room | 4.35 | x | 4.35 |
| Kitchen/Dining | 7.55 | x | 4.35 |
| Utility | 3.15 | x | 2.85 |
| W.C. | 2.00 | x | 1.40 |
| Conservatory | | | |

First Floor

| | | | |
|------------------|------|---|------|
| Landing | 2.50 | x | 1.22 |
| Master Bedroom | 4.35 | x | 4.33 |
| Walk-in Wardrobe | 1.89 | x | 2.18 |
| En-Suite | 1.89 | x | 2.03 |
| Bedroom 2 | 4.35 | x | 3.87 |
| Bedroom 3 | 4.35 | x | 3.93 |
| Bedroom 4 | 2.86 | x | 3.00 |
| Bathroom | 2.00 | x | 3.00 |
| Hotpress | 0.91 | x | 1.22 |



Viewing

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

Minimum Advised Value - €224,000 – Open to offers.

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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