

**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

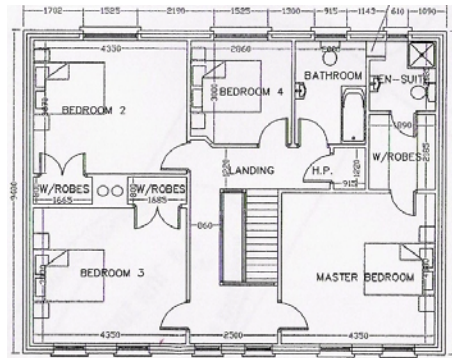
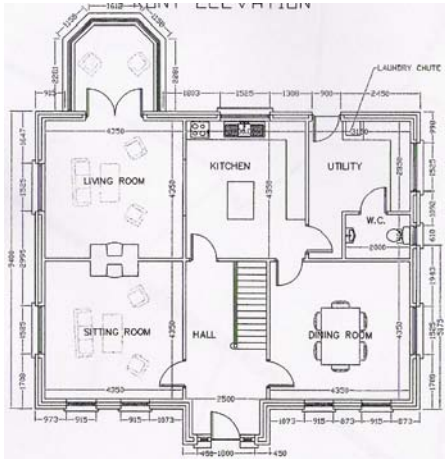
All measurements quoted in metres and are approximations.

#### *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.

<b>Dermody Auctioneers, Bishop Street, Tuam, Co. Galway.</b>	
<b>Tel: (093) 52655</b>	<b>Fax: (093) 52652</b>
<b>Ian Mob: (087) 2446641</b>	<b>Pat Mob: (087) 2511269</b>
<b>Email: <a href="mailto:ian@dermody.ie">ian@dermody.ie</a></b>	<b>Web: <a href="http://www.dermody.ie">www.dermody.ie</a></b>