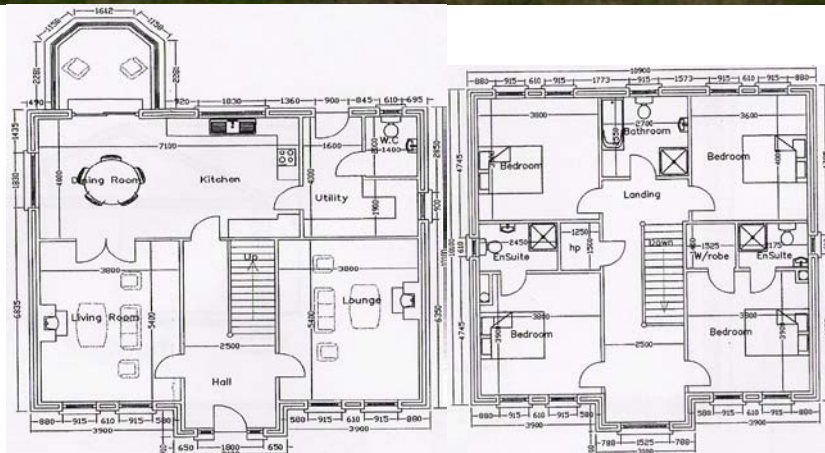


For Sale by Private Treaty

Davros Upper, Milltown, Co. Galway.

4 Bedroom Two-Storey Residence *(currently under construction)*



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 (1 en-suite), Hotpress 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 | 5.40 |
| Sitting Room | 5.40 | x | 3.80 |
| Living Room | 3.80 | x | 5.40 |
| Kitchen/Dining | 7.10 | x | 4.00 |
| Utility | 1.90 | x | 4.00 |
| W.C. | 1.40 | x | 2.00 |
| Conservatory | | | |

First Floor

| | | | |
|------------------|------|---|------|
| Landing | 2.50 | x | |
| Master Bedroom | 3.90 | x | 3.80 |
| Walk-in Wardrobe | 1.52 | x | 0.40 |
| En-Suite | 2.17 | x | 0.40 |
| Bedroom 2 | 3.80 | x | 3.90 |
| En-Suite | 2.45 | x | 1.50 |
| Bedroom 3 | 3.60 | x | 4.00 |
| Bedroom 4 | 3.80 | x | 3.90 |
| Family Bathroom | 2.70 | x | 2.55 |
| Hotpress | 1.25 | x | 1.50 |

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.

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

Tel: (093) 52655

Fax: (093) 52652

Ian Mob: (087) 2446641

Pat Mob: (087) 2511269

Email: ian@dermody.ie

Web: www.dermody.ie