



**For Sale by Private Treaty**

**49 College Green, Dunmore Road, Tuam, Co. Galway  
3 Bedroom Semi-Detached Residence on a corner site.**



**Location**

- Short walk to Tuam Town Centre and New Swimming Pool/Leisure Centre.
- Located just off the Dunmore Road.
- 36.6km (22miles) – Galway City

**Description**

- 3 Bedroom semi-detached residence.
- Accommodation includes:  
Ground Floor: Entrance Hallway, Sitting room, Kitchen/Dining Room and W.C.  
First Floor: Landing, Master Bedroom (en-suite), 2 Large Bedrooms and spacious family bathroom. .
- Paved entrance to front and spacious garden to the rear of the property.
- Heating is by way of OFCH throughout and Fireplace in the Sitting room.

- Very good decorative order throughout.

### **Other Features**

- Superbly located in a quite much sought after residential area, a new family will settle very quickly into this house.
- UPVC double glazed windows throughout.
- This property is fully finished internally and externally to include all furniture in its sale.
- It is in Turn Key condition.

### **Viewing**

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

### **Minimum Advised Value -**

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**

**Ian Mob: (087) 2446641**

**Email: [ian@dermody.ie](mailto:ian@dermody.ie)**

**Fax: (093) 52652**

**Pat Mob: (087) 2511269**

**Web: [www.dermody.ie](http://www.dermody.ie)**