



For Sale by Private Treaty

Davros, Hollymount, Co. Mayo.

4 Bedroom Residence on 0.5 acre site.



Location

- 4.82 km (3 miles) - Roundfort
- 11.26 km (7 miles) - Tuam
- 12.87 km (8 miles) - Claremorris
- 46.67 km (29 miles) - Galway

Description

- 4 bedroom residence standing on 0.5 acre site with spectacular views over Carras Lake.
- Gross Internal floor area estimated at 2,600 sq. ft. (ground floor).
- Accommodation includes:
Large Entrance Hall, Living room, Kitchen/Dining room, Utility, Hotpress, Master Bedroom (en-suite), 3 Large Bedrooms and Family Bathroom.
- Spacious garden to the front and rear of the property with the rear accessed from the spacious Utility.

- Heating is by way of OFCH throughout and open fireplace in the Living room and stove in the Dining room.
- This property is finished to an exceptionally high standard to include fitted wardrobes in all bedrooms, fully tiled bathroom and en-suite, fully fitted kitchen and utility.
- This property is fully finished internally and externally to include all curtains/blinds, white goods and floor coverings.
- The detached garage has been converted into a Granny Flat.
- This property also has a detached turf shed to the rear of the site.

Other Features

- uPVC double glazed windows throughout.
- Fully landscaped gardens front and rear with natural stone wall to the front of this property.
- This property has the benefit of an attic conversion.

Accommodation

All measurements quoted in metres and are approximations.

Entrance Hall	2.40	x	4.95
Living Room	4.40	x	4.80
Kitchen/Dining	4.29	x	9.40
Utility	2.50	x	3.30
Hotpress	2.50	x	3.30
Master Bedroom	4.25	x	4.20
En-suite	2.41	x	1.20
Bedroom 2	3.90	x	4.25
Bedroom 3	3.54	x	3.90
Bedroom 4	3.00	x	4.20
Bathroom	2.40	x	4.20

Viewing

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

Minimum Advised Value – €250,000

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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