

For Sale by Private Treaty

Kilgevrin, Milltown, Tuam, Co. Galway.

4 Bedroom Dormer Residence



Location

- 2.41 km (1.5 miles) – Milltown
- 8.04 km (5 miles) – Tuam
- 24.14 km (15 miles) – Claremorris
- 41.84 km (26 miles) - Galway

Description

- 4 Bedroom Dormer residence standing on approximately 0.5 acre site.
- Spectacular views from this site overlooking the surrounding countryside
- Gross Internal floor area estimated at 2,175 sq. ft.
- Accommodation includes:
Ground Floor: Entrance Hall, Sitting room, Kitchen/Dining room, Conservatory, Utility, W.C. and Bedroom (en-suite).
First Floor: Landing, Master Bedroom (en-suite) with walk-in wardrobe, 2 Bedroom and 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 Sitting room.

Other Features

- This property will be finished to a builders finish.

Accommodation

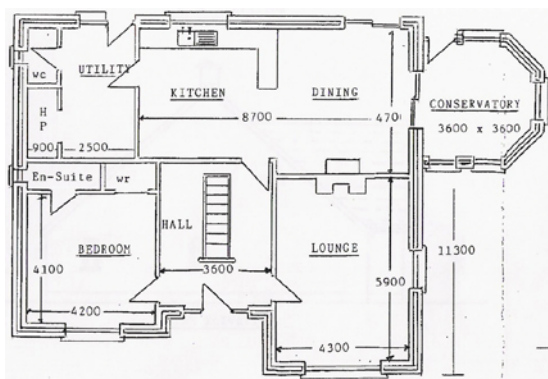
All measurements quoted in metres and are approximations.

Ground Floor

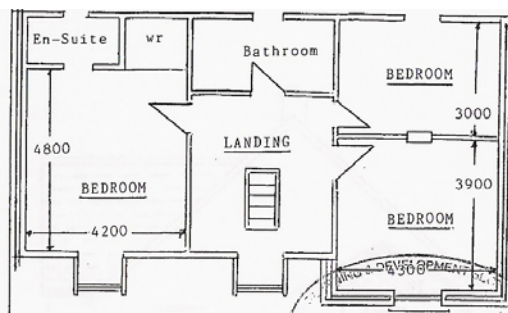
Entrance Hall	3.60	x	4.10
Sitting Room	5.90	x	4.30
Kitchen/Dining	8.70	x	4.70
Conservatory	3.60	x	3.60
Utility	2.50	x	4.10
W.C.			
Hotpress			
Bedroom 2	4.20	x	4.10
En-suite			

First Floor

Landing			
Master Bedroom	4.20	x	4.80
En-suite			
Walk-in Wardrobe			
Bedroom 3	3.00	x	4.30
Bedroom 4	3.90	x	4.30
Bathroom			



Ground Floor



First Floor

Viewing

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

Guide Price - € 275,000 – 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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