



**For Sale by Private Treaty**

**4 Glendale, Claremorris, Co. Mayo.**

**4 Bedroom Detached Dormer.**



**This property is in turn key Condition**

**Location**

- Within walking distance of Claremorris town.
- 27.52km (17 miles) – Castlebar
- 62.2km (38.9 miles) – Galway

**Description**

- 4 Bedroom Detached Dormer in Turn Key condition and finished to the highest of standards.
- Accommodation includes:  
Ground Floor: Large Entrance Hall, Kitchen, Dining room, Utility, W.C. and Lounge.  
First Floor: Landing, Master Bedroom with Walk-in Wardrobe (en-suite), 3 Large Bedrooms (1 en-suite) and Spacious Family Bathroom.

- Spacious fully landscaped gardens to the front and rear of the property.
- Heating is by way of OFCH throughout and open fireplace in the Sitting Room.



#### Other Features

- uPVC double glazed windows throughout.
- The driveway is fully Tarmacadamed.
- All houses in this development are unique and individual.
- This property represents great value for money.



#### Accommodation

All measurements quoted in metres and are approximations.

##### *Ground Floor*

Entrance Hall	3.23	x	7.3
Lounge	3.5	x	8.1
Kitchen	4.00	x	4.8
Dining Room	3.8	x	5.2
Utility	1.00	x	3.2
W.C.	1.5	x	0.78

##### *First Floor*

Landing	4.8	x	1.00
Master Bedroom	3.5	x	4.5
Ensuite	2.25	x	1.9
Walk-in Wardrobe	1.5	x	2.25
Bedroom 2	3.2	x	3.4
Bedroom 3	3.8	x	3.4
Bedroom 4	2.1	x	3.8
Bathroom	2.4	x	2.25

#### Viewing

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

#### Minimum Advised Value – € 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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