

**For Sale by Private Treaty**

**Tobberoe, Kilconly, Tuam, Co. Galway. (under construction)**

**4 Bedroom Dormer Residence**

**Expected High BER Rating**



(awaiting photo)

**Location**

- 3.2 km (2 miles) – Kilconly.
- 16 km (10 miles) – Tuam
- 32 km (20 miles) – Galway.

**Description**

- 4 Bedroom Dormer residence standing on approximately 0.5 acre site.
- Highly Energy efficient home.
- Spectacular views from this site overlooking the surrounding countryside
- Gross Internal floor area estimated at 2,077 sq. ft.
- Accommodation includes:
  - Ground Floor: Entrance Hall, Sitting room, Kitchen/Dining room, Utility, W.C. , Hotpress and Bedroom (en-suite).
  - First Floor: Landing, Master Bedroom (en-suite), 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.
- Additional cavity wall insulation.
- Heavy insulation in floors.

## Accommodation

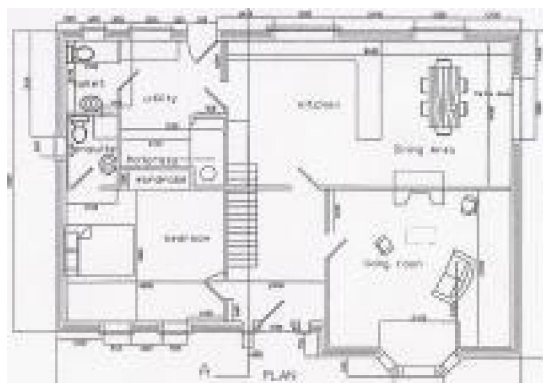
All measurements quoted in metres and are approximations.

### Ground Floor

|                |      |   |      |
|----------------|------|---|------|
| Entrance Hall  | 2.90 | x | 4.00 |
| Sitting Room   | 4.75 | x | 5.10 |
| Kitchen/Dining | 8.60 | x | 4.40 |
| Utility        | 3.19 | x | 4.40 |
| W.C.           | 1.51 | x | 2.17 |
| Hotpress       |      |   |      |
| Bedroom 2      | 4.80 | x | 4.00 |
| En-suite       | 1.51 | x | 2.13 |

### First Floor

|                |      |   |      |
|----------------|------|---|------|
| Landing        |      |   |      |
| Master Bedroom | 4.80 | x | 3.96 |
| En-suite       | 1.60 | X | 2.94 |
| Bedroom 3      | 4.60 | X | 2.64 |
| Bedroom 4      | 3.68 | x | 2.90 |
| Bathroom       | 3.26 | x | 2.64 |



**Ground Floor**



**First Floor**

## Viewing

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

**Minimum Advised Value - € 250,000 – 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.**

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