



For Sale by Private Treaty

**4 Bedroom Dormer Residence
Cahergal, Tuam, Co. Galway.**



This is a superb opportunity to acquire a well-finished house with splendid views of the surrounding countryside only 16 miles from Galway.

Location

- 1.6km (1 mile) – Abbeyknockmoy.
- 8.3km (5 miles) – Tuam.
- 26.6km (16 miles) – Galway.

Description

- Recently completed 4 bedroom detached dormer style residential property on approximately 0.5acre site.
- Spectacular views from this elevated site overlooking surrounding countryside
- Gross Internal floor area estimated at 2,000sq.ft.
- This property is finished to a builders finish with generous allowances for a fitted kitchen. The Kitchen & Utility floor will be tiled as part of the snag list as well as Dining, Bedroom & lounge floors being floored with semi solid timber floors.
- Accommodation includes:
Ground Floor – Entrance Hall, Lounge, Kitchen/Dining room, Utility, Bathroom (1wc, 1 whb) & Bedroom.
First Floor – 3 Large Bedrooms (2 ensuite) and spacious family bathroom.
- Spacious garden to the front and rear of the property accessed from the dining room through French doors or from the spacious Utility Room.
- Heating is by way of OFCH throughout and open fire place in the Living room, with the possibility of a stove to Kitchen.
- UPVC double glazed windows throughout.



Kitchen/Dining room



Bedroom



Bedroom



Sitting Room



Master Bedroom



Main Bathroom

Accommodation

All measurements quoted in metres and are approximations.

Ground Floor

Entrance Hallway	2.13	x	4.88
Kitchen	3.96	x	7.62
Lounge	4.27	x	4.88
Bathroom	1.83	x	0.91
Utility	3.14	x	3.35

First Floor

Landing	2.13	x	3.05
Bathroom	2.13	x	3.05
Hotpress			
Master Bedroom	4.27	x	3.66
Ensuite	2.13	x	1.83
Bedroom 2	4.27	x	3.05
Bedroom 3	4.27	x	3.05

Directions

From Tuam heading out the Dublin Road, take a right turn for Abbeyknockmoy proceed on this road for approximately 2 miles taking a right hand turn for Cahergal School. The property is located directly across from Cahergal School. Our sign is on display.

Viewing

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

Minimum Advised Value - €210,000

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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