



**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.

**Dermody Auctioneers, Bishop Street, Tuam, Co. Galway.**

**Tel: (093) 52655**

**Ian Mob: (087) 2446641**

**Email: [ian@dermody.ie](mailto:ian@dermody.ie)**

**Fax: (093) 52652**

**Pat Mob: (087) 2511269**

**Web: [www.dermody.ie](http://www.dermody.ie)**