



**For Sale By Private Treaty**

**Clooncat, Clonbern, Co. Galway.  
3 Bedroom Residence**



**Excellent starter home in an improving location in an idyllic country setting.**

**Location**

- 3.2 km (2 miles) – Clonbern
- 2.4 km (1.5 miles) – Kilkerrin
- 8 km (5 miles) – Tuam
- 10 km (6 miles) – Moylough
- 45 km (28 miles) – Galway.

## Description

- 4 Bedroom second hand bungalow in good condition standing on 0.75 acre site.
- Accommodation includes:

Entrance Hall: Tiled entrance hallway, plastered and painted walls, heating by way of oil fired central heating radiators throughout. Separated from main hall by way of solid timber flooring.



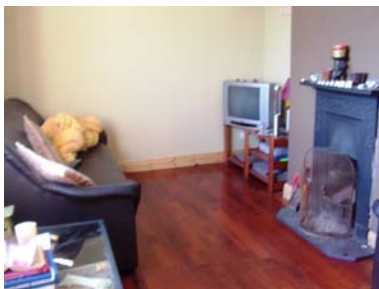
Kitchen/Dining: Brand new kitchen very good condition, tiled floor, splash back tiling, tastefully decorated, blinds throughout, breakfast counter with plenty of storage, gas hob and gas cooker with extraction fan.

Utility: Basic fit out, plastered and painted walls.

Family Bathroom: 1 W.C. 1 W.H.B and jet wash bath/shower. Fully tiled.



Bedroom: Carpeted, plastered and painted walls. Good condition throughout.



Sitting Room: Solid timber floor, open fire with cast iron fireplace.

- Pebble dash walls, tiled roof with uPVC double glazed windows throughout.
- Externally pathed with front driveway finished with chip and gravel.
- Spacious gardens to the front and rear of this property.

## Accommodation

All measurements quoted in metres and are approximations.

Entrance Hall	1.42	X	2.16
Hallway	0.78	x	1.23
Kitchen/Dining Room	3.78	x	3.69
Utility	1.68	x	2.68
Sitting Room	4.46	x	2.68
Master Bedroom	2.62	x	3.69
Bedroom 2	3.61	x	2.65
Bedroom 3	2.51	x	2.78
Family Bathroom	1.38	x	2.71

**Viewing**

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

**Minimum Advised Value – €175,000**

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.**

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