



For Sale by Private Treaty

**Ardrumkilla, Belclare, Co. Galway.
5 Bedroom Family Home.**



A rare opportunity to acquire a family home in a peaceful country setting close to the village of Belclare and with beautiful views of Castlehackett.

Location

- This property is located 2.41 km (1 ½ miles) from Belclare.
- 5.6 km (3 ½ miles) – Caherlistrane
- 27 km (17 miles) – Galway.

Description

- 5 Bedroom spacious family dormer standing on approximately 0.5 acre site.
- It is located close to the scenic village of Belclare with a beautiful view of Castlehackett Hill.

- Accommodation includes; Large Entrance Hall, Sitting room, Kitchen/Dining room, Utility, W.C. Master Bedroom with Walk-in Wardrobe (en-suite), Bedroom and Family Bathroom.
First Floor accommodation includes; Landing, 2 Large Bedrooms both en-suite, Hotpress and Spacious Bathroom.
- Heating is by way of Oil Fired Central Heating.
- All doors are solid pine with French pine flooring in the Bedrooms on the First Floor.
- uPVC double glazed windows throughout.
- Fully landscaped gardens to the front and rear of this property with decking area to the rear and natural stone wall to the front of this property.



Other Features

- Coving completed in the Sitting room.
- Bay windows in the sitting room and Bedroom.
- This property is finished to a builders finish to include all sanitary ware and it is fully painted.

Accommodation

All measurements quoted in metres and are approximations.

| | | | |
|---------------------|------|---|------|
| <i>Ground Floor</i> | | | |
| Entrance Hall | 2.60 | x | 4.10 |
| Sitting Room | 5.00 | x | 4.40 |
| Kitchen/Dining | 7.60 | x | 5.08 |
| Utility | 2.30 | x | 1.80 |
| W.C. | 2.30 | x | 1.45 |
| Bathroom | 2.00 | x | 3.00 |
| Master Bedroom | 4.40 | x | 4.00 |
| Walk-in Wardrobe | | | |
| En-suite | 1.90 | x | 2.30 |
| Bedroom 2 | 4.00 | x | 4.40 |
| | | | |
| <i>First Floor</i> | | | |
| Bedroom 3 | 3.30 | x | 3.90 |
| En-suite | | | |
| Bedroom 4 | 4.55 | x | 3.80 |
| En-suite | | | |
| Hotpress | 1.30 | x | 2.00 |
| Family Bathroom | 3.30 | x | 2.30 |

Viewing

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

Minimum Advised Value – € 235,000 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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