



**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 – € 265,000 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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