



For Sale By Private Treaty

Lissacarra, Kilkerrin, Ballinasloe, Co. Galway.



Location

- 1.6km (1 mile) - Kilkerrin
- 6km (3 miles) – Glenamaddy
- 15km (9 miles) – Mountbellew
- 19km (12 miles) – Dunmore
- 33km (20 miles) – Tuam
- 52km (33 miles) - Galway

Description

- 4 Bedroom Detached Dormer (Under Construction) Residential Property on approximately 0.5 acre site.
- This property is located in a quite picturesque area and is still within close proximity to all amenities and local villages.
- Gross Internal Floor Area estimated at 212sq m (2,282sq. ft.).
- Accommodation includes, Entrance Hall, Sitting Room, Kitchen/Dining Room, Sun Room, Utility, W.C, Bedroom with access to W.C. and Walk-in Wardrobe. First Floor

accommodation includes, Master Bedroom with en-suite and Walk-in Wardrobe, 2 large Bedrooms and spacious Family Bathroom.

- Spacious garden to the front and rear of the property accessed from Sun Room through French Doors or from the spacious Utility Room.
- Heating is by way of Oil Fired Central Heating throughout and open fireplace in the Sitting Room and Dining Room.

Other Features

- Bathroom suites fully fitted in En-suites and Bathroom.
- Doors, skirting and architrave will be red deal.
- Solid timber floors upstairs in all rooms and landing.
- uPVC Double glazed windows throughout.

Accommodation

All measurements quoted in metres and are approximations.

Ground Floor

Entrance Hallway	2.74	x	4.87
Living Room	4.58	x	4.87
Kitchen/Dining Room	9.36	x	5.16
Sun Room	3.65	x	4.25
W.C.	3.10	x	2.08
Bedroom 1	4.54	x	4.10

First Floor

Landing & Stairs	2.74	x	4.80
Master Bedroom	4.56	x	4.80
W/robe	2.23	x	2.69
Ensuite	2.25	x	2.69
Bedroom 2	4.56	x	3.60
Bedroom 3	4.56	x	3.89
Bathroom	2.74	x	2.69

Viewing

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

Minimum Advised Value – €170,000

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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