



For Sale By Private Treaty

**“Kiltra House”, Headford, Co. Galway.
6 Bedroom Residence on the edge of Headford.**



One of the best properties to come to the market in Headford in years

Rarely does a property of this size and quality come to the market, an opportunity that should not be missed. Viewing this property is essential to really appreciate what it has to offer.

- Situated on the outskirts of Headford town on the speed limit on the Shrule Road within easy commute to Galway City.
- Spectacular 6 Bedroom detached dormer in (Walk-in condition) on an elevated site. The Residence is fully completed to a very high standard and in excellent decorative order with fantastic country views.
- Externally the lawns are fully landscaped with extensive garden lighting. Tarmac driveway and natural stonewalls complement the superiority of this spectacular property.

Location

- Situated on the outskirts of Headford Town. Walking distance to town centre.
- Galway City – Easy Commute

Description

- 6 Bedroom (5 ensuite) dormer residence on approximately 0.53 acre elevated site.
- Purpose Built B&B, but would be ideal for a family home.
- Spectacular views from this site overlooking the surrounding countryside. Rear Views of Croagh Patrick on the horizon.
- Approximate Gross Internal area of 2,300sq.ft.
- Fully Fitted Kitchen and tiled throughout the property is in walk-in-condition.
- Spacious landscaped gardens to the front and rear of the property.
- Heating is by way of OFCH throughout and by open fire in the Living Room, Dining Room & Sitting Room.
- Natural Stone Kerbing throughout complementing the Natural Stone Walls surrounding the property.
- Large Garage to the rear of the property.
- Tarmacadem driveway in excellent condition throughout.

Other Features

- Solid teak doors throughout the property.
- Portuguese White Marble Fireplaces in the Sitting room and Dining Room. Slate Fireplace with Granite Hearth in the Living Room.
- Additional insulation incorporated throughout the house.
- UPVC double glazed windows throughout whilst retaining the character of the property.
- TV points in all rooms.
- Front wall and pillars are of Natural Stone.

Accommodation

All measurements quoted in metres and are approximations.

Ground Floor

Entrance Hallway	2.05	x	4.90
Sitting Room	4.20	x	3.70
Dining Room	4.40	x	4.20
Living Room	5.20	x	3.85
Kitchen	3.40	x	5.20
Utility	2.45	x	2.70
Hallway	1.00	x	7.39
Bedroom 1	3.03	x	4.30
Ensuite	1.20	x	2.05
Bedroom 2	4.30	x	3.00
Ensuite	1.20	x	2.05
Bathroom	1.95	x	3.40

First Floor

Landing & Stairs	7.10	x	1.85
Hallway	5.20	x	1.20
Bedroom 3	4.40	x	2.70
Ensuite	1.50	x	3.05
Bedroom 4	3.95	x	3.05
Ensuite	2.20	x	1.20
Bedroom 5	3.95	x	3.10
Ensuite	2.40	x	1.57
Bedroom 6	2.80	x	3.05

Viewing

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

Minimum Advised Value – €375,000

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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