

For Sale by Private Treaty

**5 Bedroom Dormer Residence
Caherlistrane, Co. Galway.**



**This is a superb opportunity to acquire a turnkey family home
within easy commuting distance of Galway
and approximately 5 miles from Headford.**

Location

- Located beside Kilcoona National School and within walking distance of shops & Petrol Station.
- 8.53 km (5 miles) - Headford
- 12.8 km (8 miles) – Tuam
- 33.7 km (21 miles) - Galway

Description

- Deceptively large 5 bedroom detached dormer with high ceilings standing on approximately 0.5 acre site.
- Gross internal floor area estimated at 2,450 sq. ft.
- Spectacular views from this large site overlooking surrounding countryside.
- This property is in turnkey condition and some of its special features include zoned heating, timber floors and fully tiled bathrooms.

- Accommodation includes:

Entrance Hall – Large, bright (south facing) entrance tiled with mosaic border.

Sitting Room – Solid Oak timber floor with feature stone fireplace and bay windows.

Living Room – Solid Birch timber floor and large three-quarter length window. Currently purposed as a children's playroom.

Kitchen/Dining room – Tiled Floor with all work surfaces splashback tiled. Very generous storage available both above and below with further storage available via a large hot press. Kitchen units are oak. Breakfast bench compliments large dining area with double doors leading into the garden.

Utility – Plumbed for washing machine and dryer.

Located off the kitchen via back hall.

W.C.

Bedroom 4 – Guest Bedroom, with a bright south facing aspect. Semi-solid timber floor.

Bedroom 5/Office – Currently an office, but can easily be converted to another bedroom. Semi-solid timber floors.

An attractive yellow pine staircase leads to:

Landing – Large bright landing with dormer window, containing a discreet but attractive solid pine storage area.

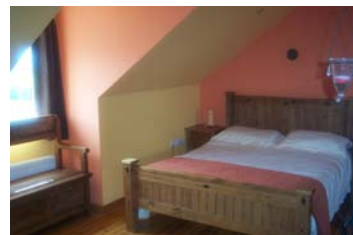
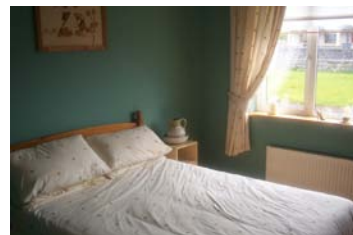
Master Bedroom – Very large bedroom with feature stone fireplace.

En-Suite – Tiled with an electric shower

Bedroom 2 – Large Bedroom with double hinged velux window.

Bedroom 3 – Large Bedroom with a south facing dormer window.

Bathroom – Amply sized family bathroom, tiled floor to ceiling, with an electric pumped shower



Other Features

- Red Deal timber floors throughout the first floor.
- Spacious Garden to the front and rear of this residence with feature paved patio area and a bark-chipped playground. The entire property is surrounded by a concrete post and wooden panel fence, with a stone wall bordering the road front, and large (16ft) gated entrance.
- The property is fully alarmed, and broadband enabled.
- Heating is by way of OFCH throughout and open fireplace in the Sitting room and Master Bedroom.
- UPVC double glazed windows throughout.

Accommodation

All measurements quoted in metres and are approximations.

Ground Floor

Entrance Hall	2.55	x	4.60
Sitting Room	5.35	x	4.60
Living Room	3.65	x	4.40
Kitchen/Dining	7.65	x	4.40
Utility	3.00	x	2.70
w.c.	1.60	x	1.80
Bedroom 4	3.20	x	3.45
Bedroom 5	3.20	x	3.45

First Floor

Landing	2.65	x	3.30
Master Bedroom	6.70	x	5.35
En-Suite	1.80	x	2.00
Bedroom 2	3.30	x	5.60
Bedroom 3	3.30	x	5.60
Bathroom	3.45	x	2.00

Viewing

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

Minimum Advised Value - €270,000

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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