



**For Sale by Private Treaty**

**Kilphrasogue, Tuam, Co. Galway.**

**4 Bedroom Residence**



**Spacious Country living five minutes drive from Tuam at an exceptional price.**

**Location**

- 6.43km (4 miles) - Milltown
- 8.04km (5 miles) – Tuam
- 43.45km (27 miles) – Galway.

**Description**

- 4 Bedroom Bungalow standing on a beautiful site.
- Gross Internal Floor area estimated at 1,800 sq. ft.
- Accommodation includes:  
Porch, Entrance Hall, Sitting Room with solid oak flooring, Large Kitchen/Dining room fitted with oak units and integrated appliances, Utility, Hotpress, Master Bedroom (en-suite), 3 Large Bedrooms and Spacious Family Bathroom is fully tiled.
- Oil Fired Central Heating throughout with open fireplace in the Sitting Room.
- This property has a solid oak fitted kitchen and fireplace.
- Spacious gardens to the front and rear of this property with natural stone walls to the front.



### Other Features

- uPVC double glazed windows throughout.
- Timber Floors.
- Fully fitted kitchen.
- Turn Key Condition.

### Accommodation

All measurements quoted in metres and are approximations.

Porch	2.73	x	1.22
Entrance Hall	1.83		
Sitting Room	4.00	x	3.98
Kitchen/Dining	3.62	x	8.44
Utility	2.27	x	3.28
Hotpress			
Master Bedroom	4.51	x	3.67
En-Suite	1.22	x	2.75
Bedroom 2	3.96	x	3.45
Bedroom 3	3.41	x	3.45
Bedroom 4	3.13	x	3.67
Bathroom	2.89	x	3.28

### Viewing

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

### Minimum Advised Value – € 180,000 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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