



For Sale By Private Treaty

**“Chrishla House”, Clonbern, Co. Galway.
4 Bedroom Residence and adjoining site.**



Location

- Situated ¼ of a mile from Clonbern village.
- Kilkerrin – 7 km (4 miles)
- Tuam – 8 km (5 miles)
- Moylough – 10 km (6 miles)
- Galway – 45 km (28 miles)

Description

- 4 Bedroom bungalow residence on a beautiful elevated site.
- Approximate Gross Internal area of 1,200 sq. ft.
- The property is fully furnished and fitted out to a very high standard.
- Accommodation includes: Entrance Hallway, Sitting Room, Dining Room, Kitchen, 4 Bedrooms (3 with fitted wardrobes), Bathroom, Hotpress and separate Toilet.
- Heating is by way of Storage Heaters. There are two open fireplaces in the Sitting room and Dining room.
- This property is on an elevated site with fully mature trees surrounding the property.

- Gardens front and rear are fully landscaped to a professional standard.
- There is a patio area to the rear which overlooks the rear garden, this is accessed from the Kitchen.



Other Features

- Bathroom is fully tiled.
- Flooring is generally carpet with vinyl in the Kitchen.
- The driveway is tarmacked throughout.
- The adjacent site is a beautiful elevated site in a lovely location.

Accommodation

All measurements quoted in metres and are approximations.

Entrance Hallway	1.39	x	3.74
Sitting Room	4.5	x	3.71
Dining Room	2.91	x	4.66
Kitchen	3.75	x	2.91
Hallway	0.83	x	8.8
Bedroom 1	2.73	x	2.63
Bedroom 2	2.75	x	2.63
Bedroom 3	3.76	x	2.77
Bedroom 4	4.32	x	2.87
Bathroom	2.0	x	1.57
Toilet	2.0	x	2.9
Hotpress	1.06	x	0.96

Viewing

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

Minimum Advised Value – €235,000. 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.

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