



**For Sale by Private Treaty**

**4 Bedroom Townhouse**

**The Shambles, Tuam, Co. Galway.**



**Location**

- This property is located in the town centre.
- 35.40 km (22 miles) – Galway.

**Description**

- 4 Bedroom Townhouse over three floors.
- Accommodation includes:  
Ground Floor: Entrance Hall, Living Room with Kitchen to the front.  
First Floor: Landing, 2 Large Bedrooms and Family Bathroom  
Second Floor: Master Bedroom (en-suite), Bedroom and Hotpress.

- This property has the option of being fully furnished or not subject to negotiations and comes with a fully fitted kitchen finished to the highest standard.

### **Other Features**

- Fully tiled bathrooms.
- Fully finished internally and externally.



### **Viewing**

Highly recommended. Strictly by appointment with sole agents Dermody Auctioneers, Valuers and Estate Agents.

**Minimum Advised Value - € 149,000**

**Rent: €430 per month.**

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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