



**For Sale by Private Treaty**

**4 Bedroom Two-Storey Residence  
Belclare, Co. Galway.**



**Location**

- This property is located within walking distance to Belclare.
- 6.4 km (4 miles) – Tuam.
- 25.7 km (16 miles) – Galway.

**Description**

- 4 Bedroom two-storey residence standing on approximately 1 acre site.
- Accommodation includes:  
Downstairs: Entrance Hall, Kitchen/Dining Room, Utility, Toilet and Living Room.  
Upstairs: Master Bedroom (en-suite), 3 Large Bedrooms, Hotpress and Spacious Family Bathroom.

- This property is fully furnished and comes with a fully fitted kitchen finished to the highest standard.



### Other Features

- Fully tiled bathrooms.
- Fully finished internally and externally.
- Tarmacked driveway.
- Landscaped Gardens.

### Viewing

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

**Minimum Advised Value – €250,000**

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.

**Dermody Auctioneers, Bishop Street, Tuam, Co. Galway.**

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