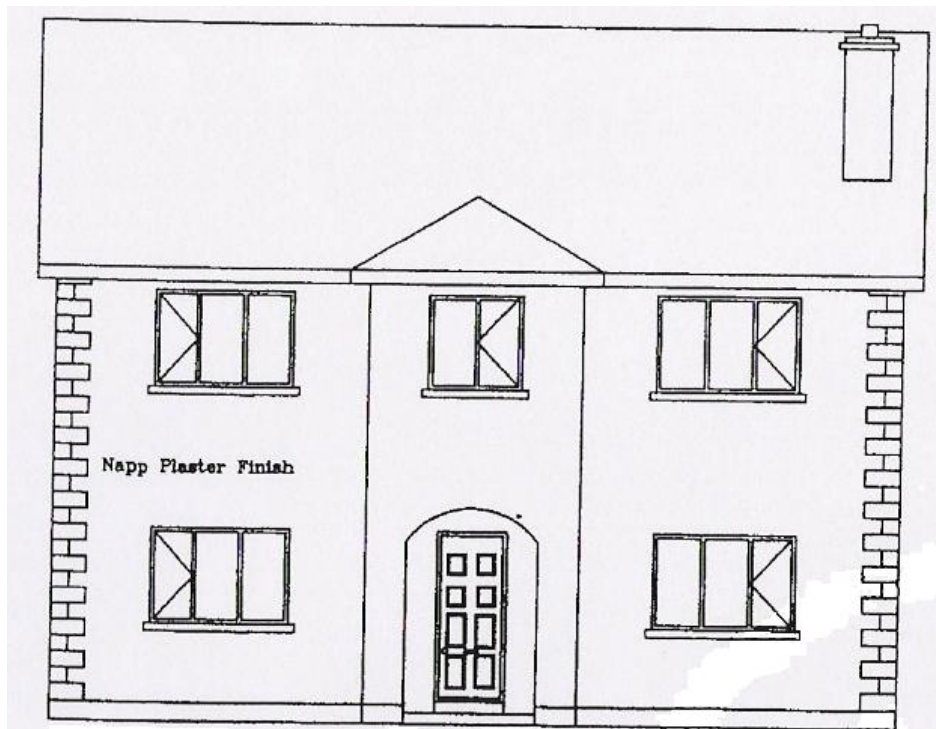


For Sale by Private Treaty

**Donaghpatrick, Headford, Co. Galway.
4 Bedroom Detached Residence**



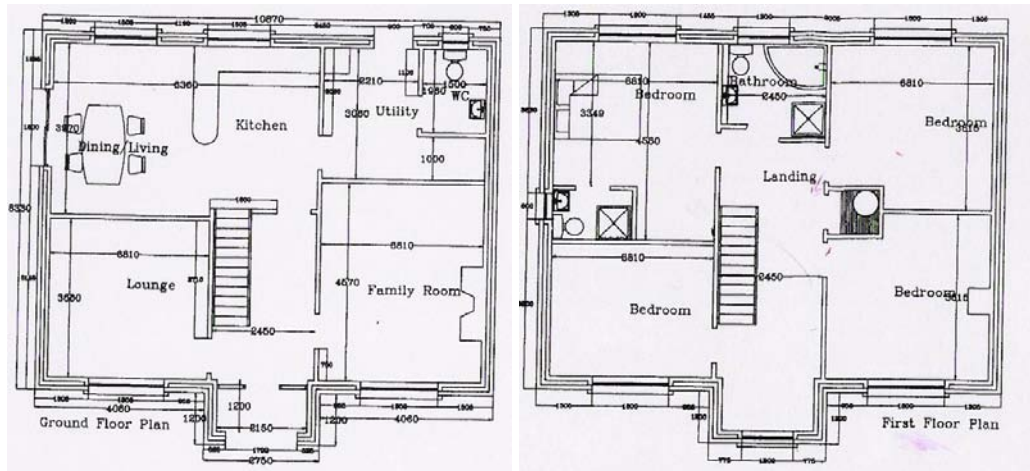
Location

- 3.2km (2 miles) – Headford and Caherlistrane
- 25.7km (16 miles) – Galway.

Description

- Large 4 Bed Detached residence standing on approximately 0.5 acre site.
- Gross Internal Floor area estimated at
- Accommodation includes:
Large Entrance Hall, Sitting room, Living room, Kitchen/Dining room, Utility and W.C.
First Floor accommodation includes, Landing, Master Bedroom (en-suite), 3 Large Bedrooms, Hotpress and Spacious Family Bathroom.
- This property will be finished to a builders finish allowing the purchasers to put their own stamp on their property.

- Spacious gardens to the front and rear of this property with natural stone walls to the front.
- uPVC double glazed windows throughout.



Accommodation

All measurements quoted in metres and are approximations.

Ground Floor

| | | | |
|---------------------|------|---|------|
| Porch | 2.15 | x | 1.20 |
| Entrance Hall | 2.45 | x | 3.68 |
| Sitting Room | 6.81 | x | 4.57 |
| Kitchen/Dining room | 8.36 | x | 3.87 |
| Utility | 3.08 | x | 2.21 |
| W.C. | 1.50 | x | 1.95 |

First Floor

| | | | |
|----------------|------|---|------|
| Landing | 2.45 | | |
| Master Bedroom | 6.81 | x | 3.35 |
| En-Suite | | | |
| Bedroom 2 | 6.81 | x | 3.81 |
| Bedroom 3 | 3.61 | x | 6.81 |
| Bedroom 4 | 9.26 | x | 3.58 |
| Hotpress | | | |
| Bathroom | 2.45 | x | 1.80 |

Viewing

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

Minimum Advised Value – € 315,000 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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