

# For Sale

Eskerroe, Killascope, Menlough, Co. Galway. H53 YD65  
| Detached



## Offers in Excess of €195,000

Prime four bedroom residence with a floor area of c. 2,024 Sq. Ft built to a high standard to shell finish (first fix electric and plumbing complete) and standing on c. 0.62 Acres. The residence has commanding views and holds huge potential due convenient location close to many urban centres including Athenry/ M6 Motorway (11 Miles) & Galway City (c. 22 Miles). There are no restrictions as to the occupancy of this residence when completed. Accommodation includes reception hall, sitting room, kitchen/ dining, utility, conservatory, bedroom and bathroom on ground floor and first floor comprising landing, three bedroom with one ensuite and bathroom.

Viewing comes highly recommended.

The auctioneer invites enquiries and offers for immediate sale.

**For further details, planning conditions and viewing, contact the office on 090-6663700**

**Hall**

18'5" (5.61m) x 7'1" (2.16m)

**Sitting Room**

14'4" (4.37m) x 13'11" (4.24m)

**Kitchen/Dining Room**

29'2" (8.89m) x 13'9" (4.19m)

**Conservatory**

11'11" (3.63m) x 11'11" (3.63m)

**Utility**

10'8" (3.25m) x 7'0" (2.13m)

**Downstairs Bathroom**

14'8" (4.47m) x 6'1" (1.85m)

**Bedroom 1**

14'4" (4.37m) x 10'8" (3.25m)

**Master Bedroom**

22'6" (6.86m) x 14'4" (4.37m) en-suite off

**Bedroom 3**

14'6" (4.42m) x 11'2" (3.4m)

**Bedroom 4**

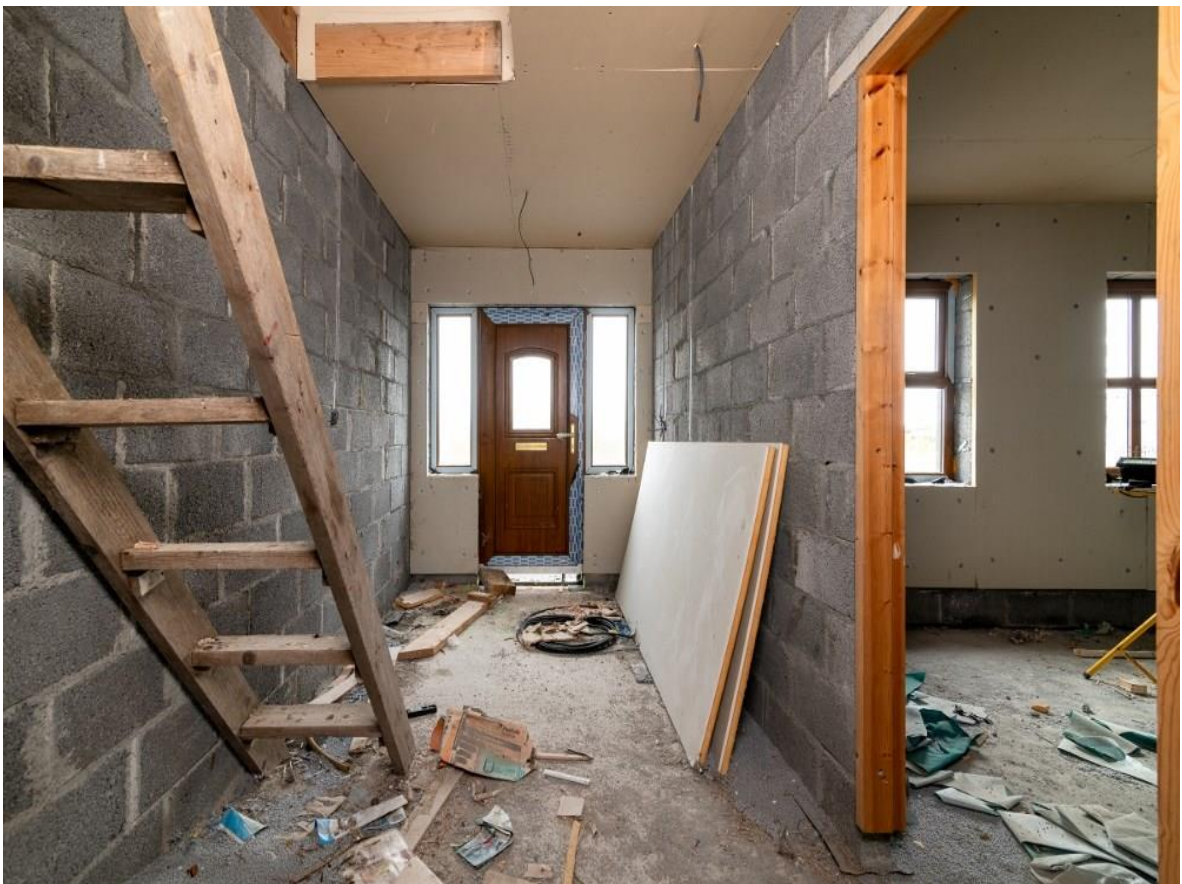
14'6" (4.42m) x 10'11" (3.33m)

**Upstairs Bathroom**

8'5" (2.57m) x 7'1" (2.16m)

**OTHER FEATURES**

- Spacious Residence c. 2,024 Sq. Ft
- Complete to Shell Finish
- Standing on c. 0.62 Acres
- Holding huge potential due location
- Water connection paid for
- Planning permission granted under Ref: 05-2482
- No residential occupancy clause attached
- First fix electric and plumbing complete







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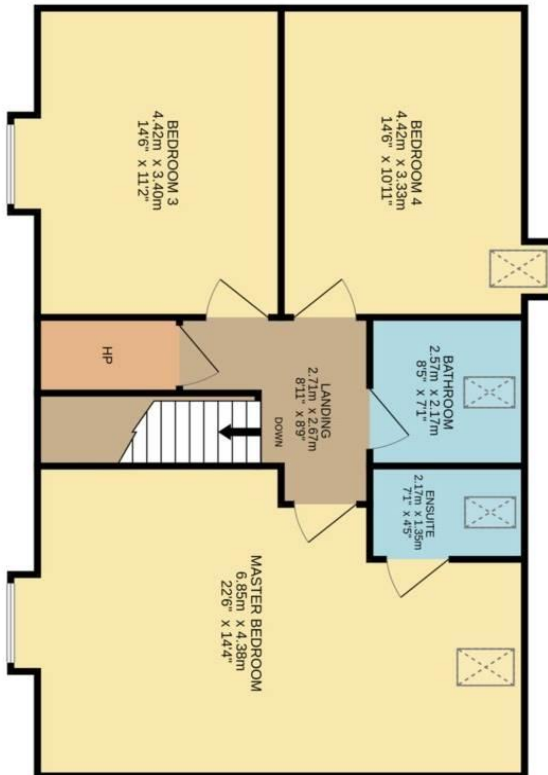
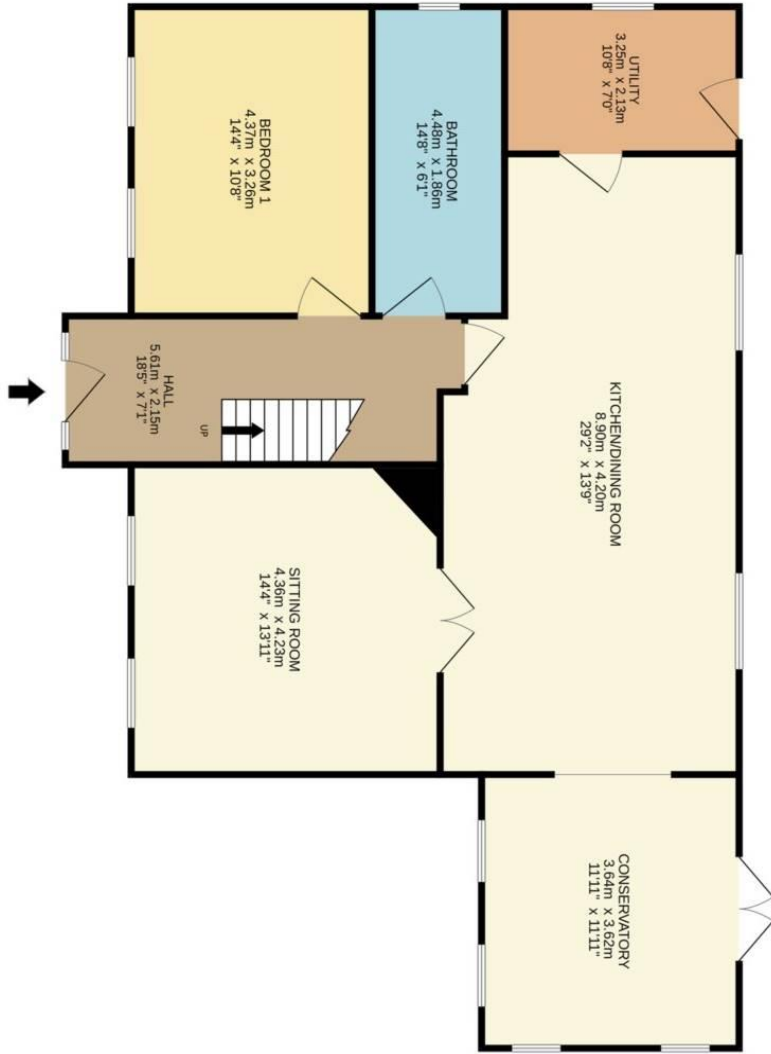


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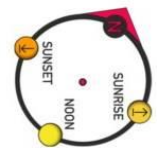


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Approx. floor area  
188m<sup>2</sup> / 2024ft<sup>2</sup>

DISCLAIMER: Floor plan measurements are approximate and are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only. The dimensions are not intended to form part of any contract or warranty.



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