

# For Sale

Cottage on c. 1.58 Acres at Coalpits, Creggs, Co. Galway  
| Detached



## Price Region: €50,000

Charming two bedroom cottage standing on c. 1.58 acres with unrivalled views of the surrounding countryside & located c. 1.7 km from Creggs Village. The cottage is in need of renovation and would qualify for the derelict property grant. The cottage will qualify for the Derelict Property Refurbishment Grant, if you renovate a grant of up to €70,000 is available. The property holds huge potential due to location & commands extensive road frontage with planning permission previously granted for a new residence by Galway County Council under planning reference 06/2807 but has since expired.

Accommodation includes kitchen/sitting room & 2 bedrooms.

The auctioneer invites enquiries & offers for immediate sale.

**For further details & viewings, contact our office on 090-6663700**



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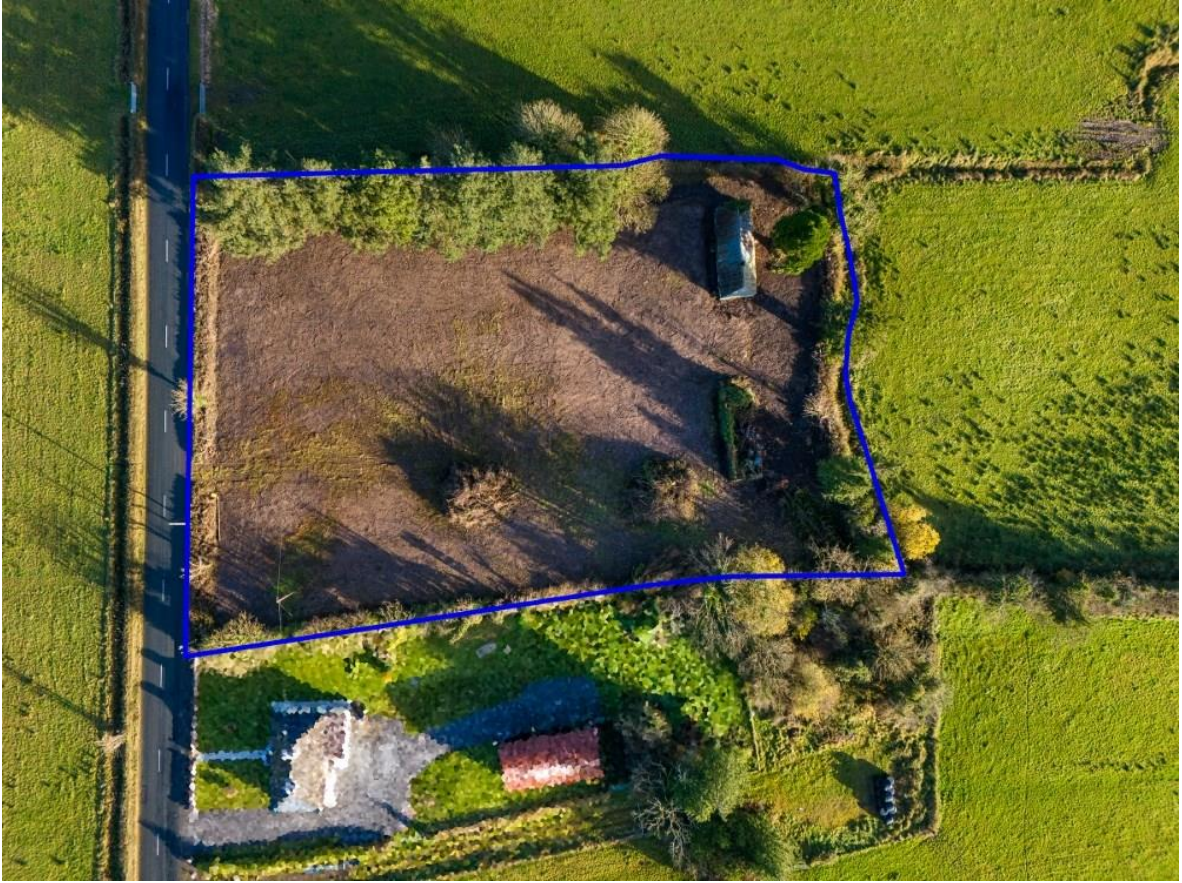


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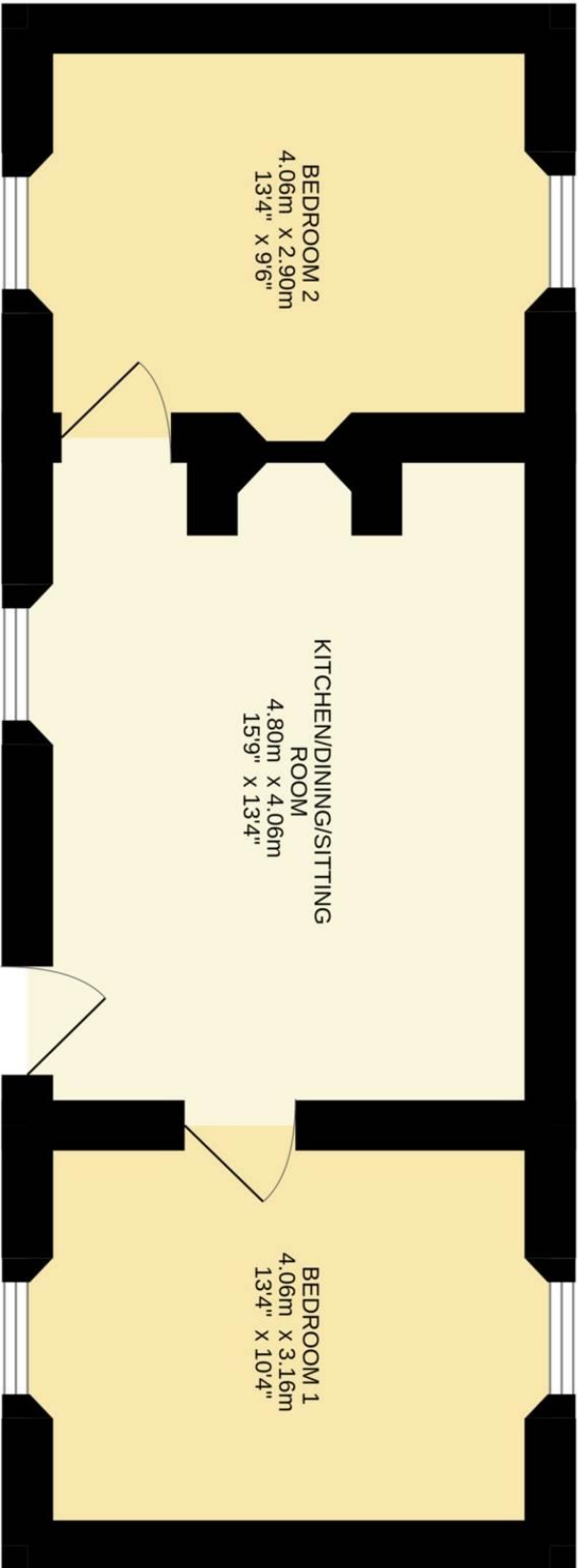
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BEDROOM 2  
4.06m x 2.90m  
13'4" x 9'6"

KITCHEN/DINING/SITTING  
ROOM  
4.80m x 4.06m  
15'9" x 13'4"

BEDROOM 1  
4.06m x 3.16m  
13'4" x 10'4"

Coalpits, Creggs, Co. Galway



Approx. floor area  
49m<sup>2</sup> / 527ft<sup>2</sup>



2  
1.58ac  
0.64ha

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.

