

For Sale

Patch, Glenamaddy, Co. Galway. F45 X677

| *Detached Residence on c. 0.54 Acres*

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BER C1



Guide Price: €380,000

Prime four bedroom detached residence in excellent condition throughout, with a floor area of approx 2,239 sq.ft with range of garden sheds to rear altogether standing on c. 0.54 Acre site, located c. 6 km from Glenamaddy Town and boasting spacious living accommodation throughout, viewing comes highly recommended.

Accommodation includes Ground Floor: entrance hall, sitting room, kitchen/breakfast room, dining room, conservatory, utility, W.C. One bedroom en-suite. First Floor: Three bedrooms with two en-suites, walk-in hot press and main bathroom.

For further details and to arrange a viewing. Contact the office on 090-6663700

Ground Floor

Entrance Hall

17'0" (5.18m) x 9'10" (3m)

Sitting Room

17'5" (5.31m) x 17'0" (5.18m)

Kitchen/Breakfast Room

16'4" (4.98m) x 14'4" (4.37m) Fully fitted kitchen incl. built in oven, microwave, hob, extractor fan, fridge-freezer, dishwasher, wash hand basin

Dining Room

13'0" (3.96m) x 13'0" (3.96m)

Conservatory

12'11" (3.94m) x 12'10" (3.91m)

Utility

11'8" (3.56m) x 10'4" (3.15m) W.C. off, fitted units, washing machine, dryer

Bedroom 4 (Downstairs)

14'4" (4.37m) x 12'3" (3.73m) En-suite off

First Floor

Bedroom 1

17'3" (5.26m) x 14'11" (4.55m) En-suite off

Bedroom 2

18'4" (5.59m) x 12'4" (3.76m) En-suite off

Bedroom 3

13'0" (3.96m) x 10'11" (3.33m)

Main Bathroom

9'5" (2.87m) x 9'0" (2.74m)

Walk-in Hot Press

6'7" (2.01m) x 5'6" (1.68m)

OTHER FEATURES

- Living Space c. 2,239 sq.ft
- Tarmacadamed driveway, extends to rear
- Cast iron gates to front
- Stone wall to front
- Range of Garden Sheds to rear
- Oil fired central heating
- Overall site c. 0.54 Acres
- Ideal family home due to size, condition & location
- Viewing strictly by appointment with the auctioneer







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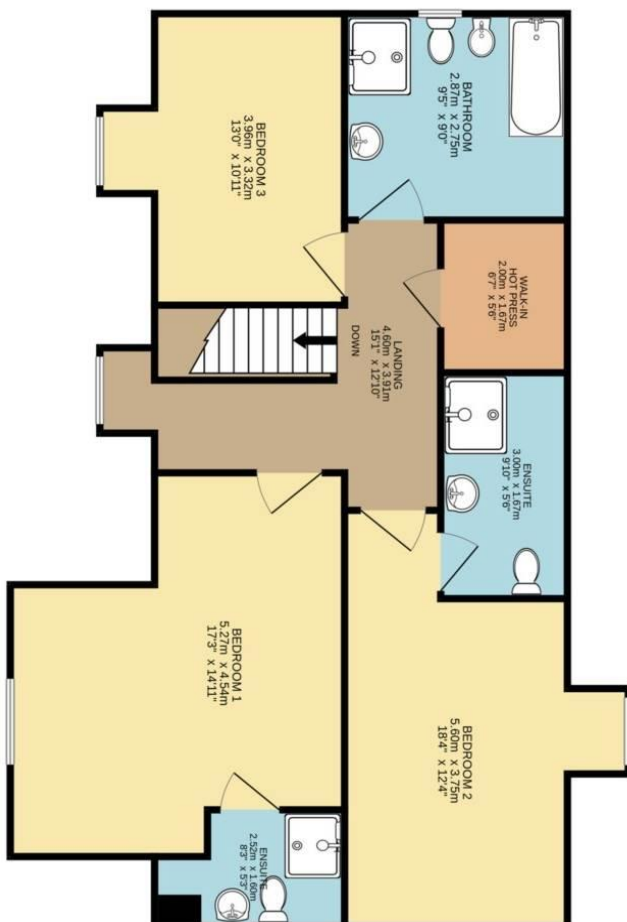
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Approx. floor area
208m² / 2239ft²



4



5



3

