

# O'DONNELLAN & JOYCE

24 Gleann Mhuiris, Claregalway, Galway

3 Bed Semi-Detached House 1150 ft<sup>2</sup> / 106.84 m<sup>2</sup> For Sale

ASKING PRICE €270,000

BER B3



O'Donnellan and Joyce are delighted to offer for sale a wonderful 3/4 bedroom semi detached family residence close to the village of Claregalway. Gleann Mhuiris is a stunning residential estate found in the heart of Claregalway village, constructed by popular builders Goaley construction in the mid 2000's. The estate comprises of a mixture of 3 & 4 bedroom semi detached & detached homes. Located on the main Claregalway/Carnmore road & situated within a leisurely stroll of Claregalway village, this property is within moments of a host of amenities & facilities.

No 24 Gleann Mhuiris is a fabulous 3/4 bedroom semi detached found over three levels. The current owners have spared no expense in presenting this home in immaculate condition with excellent attention to detail & decor found throughout. The property comprises of welcoming hall, large lounge room with feature stove, open plan kitchen & dining room, large double doors lead out to the private rear garden. The rear garden has been recently landscaped offering a bespoke garden shed & decking area. A separate utility room & downstairs toilet complete the accommodation on the ground floor.

Upstairs the accommodation on the 1st floor comprises of 3 bedrooms, 2 double & 1 single and a main family bathroom. The attic has been beautifully converted and offers a full staircase, allowing for an additional 4th bedroom with en suite bathroom subject to relevant planning permission. This property is without doubt one of the finest homes to come to the market in recent times. It would prove to be the ideal owner occupier residence, making viewing highly recommended and guaranteed not to disappoint.

## Accommodation

Entrance Hall		Wooden flooring, under stairs storage, alarm control panel, radiator, coving
Downstairs Toilet		Fully tiled, WC, WHB, Vanity mirror & shaving light
Lounge Room	16.4ft x 11.1ft	Wooden flooring, feature stove fireplace, 2 x double glazed windows, coving, overlooks front garden, door leading to kitchen/diner
Kitchen/Dining Room	18.7ft x 14.4ft	Kitchen Area: Open plan in style, tiled flooring, ample storage & shelving, integrated double oven & hob, stainless steel extractor fan, recessed lighting, tiled splash back, double sink with drain off  Dining Area: tiled flooring, radiator, double doors to rear garden
Utility Room	8.8ft x 6.5ft	Tiled flooring, access to rear via door, ample storage & shelving, plumbed for washer dryer, radiator
First Floor Landing		Carpeted stairs & landing, hotpress with immersion, timer & shelving
Bedroom 1		Single room, carpeted flooring, double glazed window, access to attic stairs
Bedroom 2		Double room, carpeted flooring, double glazed window, radiator, built in wardrobe
Bedroom 3 (Master En Suite)		Double room, carpeted flooring, double glazed window, radiator, built in wardrobe  En Suite: fully tiled, WC, WHB, shower
Attic Area		Full staircase via single bedroom, carpeted flooring, built in wardrobes, velux window  En Suite: fully tiled, WC, WHB, shower, velux window
Main Bathroom		Fully tiled, bath, shower, WC, WHB, window
Outside Space		Landscaped rear garden Decking & patio area Bespoke garden shed Shed plumbed for washer/dryer Shed wired for electricity Paved front rear garden Side Entrance on property Ample parking to front Overlooks green area to front

## Features

<ul style="list-style-type: none"> <li>• 3/4 bedroom semi detached residence</li> <li>• 1st floor with 3 bedrooms</li> <li>• Master bedroom en suite</li> <li>• Main family bathroom</li> <li>• 2nd floor attic converted with en suite</li> <li>• Wired for intruder alarm</li> <li>• Oil Fired Central Heating</li> <li>• Double Glazed Windows</li> <li>• Feature Stove in lounge room</li> <li>• Open plan kitchen/dining area</li> </ul>	<p><b>OUTSIDE SPACE</b></p> <ul style="list-style-type: none"> <li>• Parking to front of property</li> <li>• Paved Driveway &amp; side entrance</li> <li>• Private Landscaped rear garden</li> <li>• Bespoke Garden Shed</li> <li>• Decking Area &amp; patio in rear garden</li> <li>• No Annual service charge within estate</li> <li>• Moments from Claregalway village</li> </ul> <p><b>BER Details</b> BER: B3 BER No. 107978603 Energy Performance Indicator: 148.75 kWh/m<sup>2</sup>/yr</p>
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# Viewing

## VIEWING BY APPOINTMENT

For Further details please contact our office on 091-564212

\* OFFICE OPEN ALL DAY SATURDAY \*

Keep up to-date with NEW PROPERTIES by registering your details on our database, please contact our office on 091-564212

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