

- Sound speakers in kitchen, dining room, sitting room, and master bedroom controlled in sitting room
- Geo thermal heating system in the new extension
- Architecturally designed to showhouse standards
- Charming house comprises c. 3800 sq. ft. of exceptional accommodation
- Sitting room curtain tracks electronically timed with dusk to dawn function
- All showers have steam function
- Heated mirrors in all bathrooms
- Situated in the heart of picturesque Carraroe village with all its services
- Mature private site with block shed
- An amazing opportunity to purchase this fabulous home with a very realistic guide price

Directions

Leaving Galway follow the R336 road to Barna, and R343 to Spiddal, Inverin, Cashla. In Carraroe pass the church on the left. Then pass a supermarket and pharmacy and the property is 100 yards after this on the right.



To make an appointment

Please call our office on 091 868080. Viewings can be arranged 6 days a week until 8pm.

To make an offer

All offers must be emailed to info@michelleburke.ie. We also require evidence of mortgage approval, or if you are a cash buyer a letter from your solicitor or bank stating that you have funds in place.

What to do in a bidding situation

Michelle Burke will always revert to underbidders and give them the opportunity to increase the bid or refrain from making further offers. All offers are logged and available on request. We are passionate about customer service and pride ourselves on complete honesty and transparency with all our business dealings.

Disclaimer

All of the enclosed particulars are issued by Michelle Burke Auctioneer & Letting Agent on the understanding that all negotiations are conducted through this office. All measurements are approximate and every care is taken in preparing particulars which, along with the photographs, are issued for guidance only. Michelle Burke Auctioneer & Letting Agent is not responsible for any inaccuracies. Furthermore we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

Carraroe, Carraroe, County Galway

It is with great pleasure we bring this extremely impressive 3,800 sq. ft. residence to the market - the property combines a two storey stone fronted farmhouse with a contemporary architect designed extension making the old blend with the new with seamless integrity.

A stunning home on the shores of the Atlantic with a host of local amenities. Would be ideal as a luxurious holiday home or for a young family to grow up in a thriving community.



Accommodation Description

Hall

6.05m (19'10") x 5.74m (18'10")

Marble tiling, stainless steel staircase, double French doors and double height ceiling with dramatic dropped light display.

Living room

Solid fuel stove, recessed lights, 2 sets of double French doors with floor to ceiling glass and parquet flooring with carpet inset.

Dining Room

4.8m (15'9") x 4.32m (14'2")

Glass panelling, sliding French doors to patio and wall to wall floor to ceiling windows.

Kitchen

4.09m (13'5") x 4.98m (16'4")

High quality kitchen, spot lights and tiled splashback area. Electrolux inductor hob, stainless steel sink, Double oven, area fully plumbed, Breakfast bar and Stanley solid fuel stove. Integrated dishwasher and whirlpool integrated fridge freezer.

Utility

2.21m (7'3") x 1.02m (3'4")

Door to outside area.

Guest WC

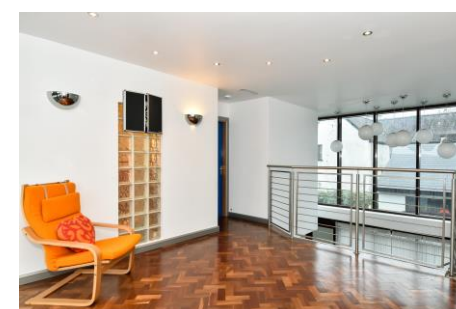
2.51m (8'3") x 2.72m (8'11")

Floor and wall tiling. WC & WHB.

Family room

3.07m (10'1") x 7.39m (24'3")

Bright living room with carpet, curtains and feature fireplace with wrought iron inset.



Landing

4.11m (13'6") x 4.5m (14'9")

Full length window to balcony. Parquet wooden floor and recessed lights.

Bedroom 1

6.63m (21'9") x 5.69m (18'8")

Recessed lights,TV point, wall lights and blind. Fitted wardrobes, curtains and carpet.

Bedroom 1 En Suite

2.77m (9'1") x 4.11m (13'6")

Vanity unit, shaving light and shower stereo. Floor tiling, wall mounted radiator and 10 jet jacuzzi curved bath with 8 jet rainhead shower.

Bedroom 2

Double room, blind, carpet and built in wardrobes.

Bedroom 2 En Suite

Recessed lights, W.C., W.H.B., glass blocks, wall tiling, floor tiling and matrix shower unit with 6 jet rainhead shower.

Bedroom 3

4.37m (14'4") x 4.9m (16'1")

Blind, carpeted flooring and built in wardrobes.

Bedroom 3 En Suite

Tiled flooring and tiled walls. WC, WHB, shower cubicle with electric mira elite shower, PVC double glazed frosted window and heated towel rail.