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O'DONNELLAN & JOYCE

65 Cnocan Rua, Moycullen, Galway

2 Bed Terraced House 1005 ft² / 93.37 m² For Sale

ASKING PRICE €180,000

BER D1



O'Donnellan & Joyce are delighted to offer for sale this fabulous 2 bed mid terrace residence located in the popular residential estate of Cnocan Rua, Moycullen, Co.Galway. This estate was constructed in the early 2000's and comprises of a mixture of three and four bedroom semi-detached homes as well as mid-terraced residences which are nestled in quiet cul-de-sac areas.

Currently on offer is this fabulous two bedroom mid-terrace residence which has been maintained to the highest possible standards. The property comprises of a spacious welcoming Hall, large Lounge room with feature stove, downstairs w.c. and open plan Kitchen/Dining room. Upstairs the accommodation comprises of two extremely bright and spacious double bedrooms, the master of which is en-suite. To the rear is a private rear garden with garden shed and which is not overlooked.

The village of Moycullen is ideally located being within a ten minute drive of Galway City Centre, as well as NUIG, UCHG and it is within easy access of a number of shops, schools, sporting and recreational facilities. This home would prove to be the ideal owner occupier residence or holiday home due to its convenience and ease of access to the village of Moycullen. Viewing is highly recommended and guaranteed not to disappoint.

Accommodation

Entrance Hall		with feature wooden flooring, double glazing windows with curtains and blinds, storage heater. Under stairs storage.
Downstairs WC		Tiled flooring wc, whb, tiled splash back and shaving light
Lounge	12.0ft x 14.0ft	with feature wooden flooring, double glazed windows, fireplace, ntl point, phone point, lights on dimmer switches.
Kitchen/Dining	12.0ft x 20.0ft	Kitchen Area: open plan in style, ample cupboards and shelving, plumbed for dishwasher, washing machine, sink with drain off, tiled splash back. Dining area: tiled flooring, access to rear.
First Floor Landing		Landing area with carpeted flooring. Hot press with electric immersion with timer.
Main Bathroom		Tiled flooring, bath, wc, whb, vanity mirror, shaving light.
Bedroom 1	8.0ft x 12.0ft	Double room with built-in-wardrobe.
Bedroom 2 (Master En Suite)	16.0ft x 17.0ft	Double Bedroom, wooden flooring, dimplex heater, built in wardrobes. En Suite: tiled flooring, wc, whb, tiled splash back, vanity mirror, shaving light, Mira electric shower.

Features

<ul style="list-style-type: none"> • Double glazing windows • Feature wooden flooring throughout • Feature stove in lounge room • Private rear garden • Downstairs toilet • Mira electric shower • Open plan Kitchen/Dining area 	<ul style="list-style-type: none"> • Private rear garden not overlooked • Moments from shops, schools and sporting recreational facilities. <p>BER Details BER: D1 BER No. 107946170 Energy Performance Indicator: 234.12 kWh/m²/yr</p>
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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

NOTE: These particulars are not to be considered a formal offer. They are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care is taken in their preparation, neither O'Donnellan & Joyce Auctioneers nor the vendor accept any liability as to their accuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars. No person in the employment of O'Donnellan & Joyce Auctioneers has any authority to make or give any representation or warranty whatever in relation to this property.

