

For Sale

Patch, Glenamaddy, Co. Galway. F45 X677

| *Detached Residence on c. 0.54 Acres*

DOUGLAS NEWMAN GOOD
DNG

**IVAN
CONNAUGHTON**

BER C1



Guide Price: €370,000

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







Patch, Glenamaddy, Co. Galway. F45 X677













Patch, Glenamaddy, Co. Galway. F45 X677



Patch, Glenamaddy, Co. Galway. F45 X677



Patch, Glenamaddy, Co. Galway. F45 X677



Patch, Glenamaddy, Co. Galway. F45 X677





