

For Sale

Derelict Residence on c. 14.40 Acres,
Derryvode, Williamstown, Co. Galway



Price Region: Offers in Excess €150,000

DNG Ivan Connaughton present to the market this three bedroom derelict residence standing on c. 14.40 acres at Derryvode, Williamstown, Co. Galway, a property offering exceptional potential in a peaceful rural setting.

Located just off the Williamstown to Ballymoe Road, (c. 2.5 km from Williamstown) and approached via a quiet country lane, the residence occupies a generous holding offering excellent scope for a variety of agricultural uses, while also presenting future potential subject to the necessary planning permission.

The auctioneer invites enquiries and offers.

For further details, contact DNG Ivan Connaughton on 090-6663700

The dwelling itself extends to approximately 82 sq.m. (885 sq.ft.) and comprises a traditional layout including a living room, kitchen, three bedrooms, bathroom and utility. While currently in derelict condition, the property provides a blank canvas for renovation and may qualify for the Vacant Property Refurbishment Grant & SEAI Grant up to €95,000 (subject to terms and conditions), making it an attractive proposition for those seeking to create a bespoke countryside home.

This is a rare opportunity to acquire a substantial holding with a residence in a tranquil setting, offering significant potential for refurbishment, farming or redevelopment.

Hallway

5.19m (17'0") x 1.21m (4'0")

Kitchen

3.71m (12'2") x 2.39m (7'10")

Bedroom 1

4.21m (13'10") x 3.45m (11'4")

Hallway

0.93m (3'1") x 4.79m (15'9")

Utility

1.81m (5'11") x 2.43m (8'0")

Bathroom

1.65m (5'5") x 2.42m (7'11")

Living Room

3.71m (12'2") x 4.66m (15'3")

Bedroom 2

3.42m (11'3") x 2.93m (9'7")

Bedroom 3

3.43m (11'3") x 2.92m (9'7")



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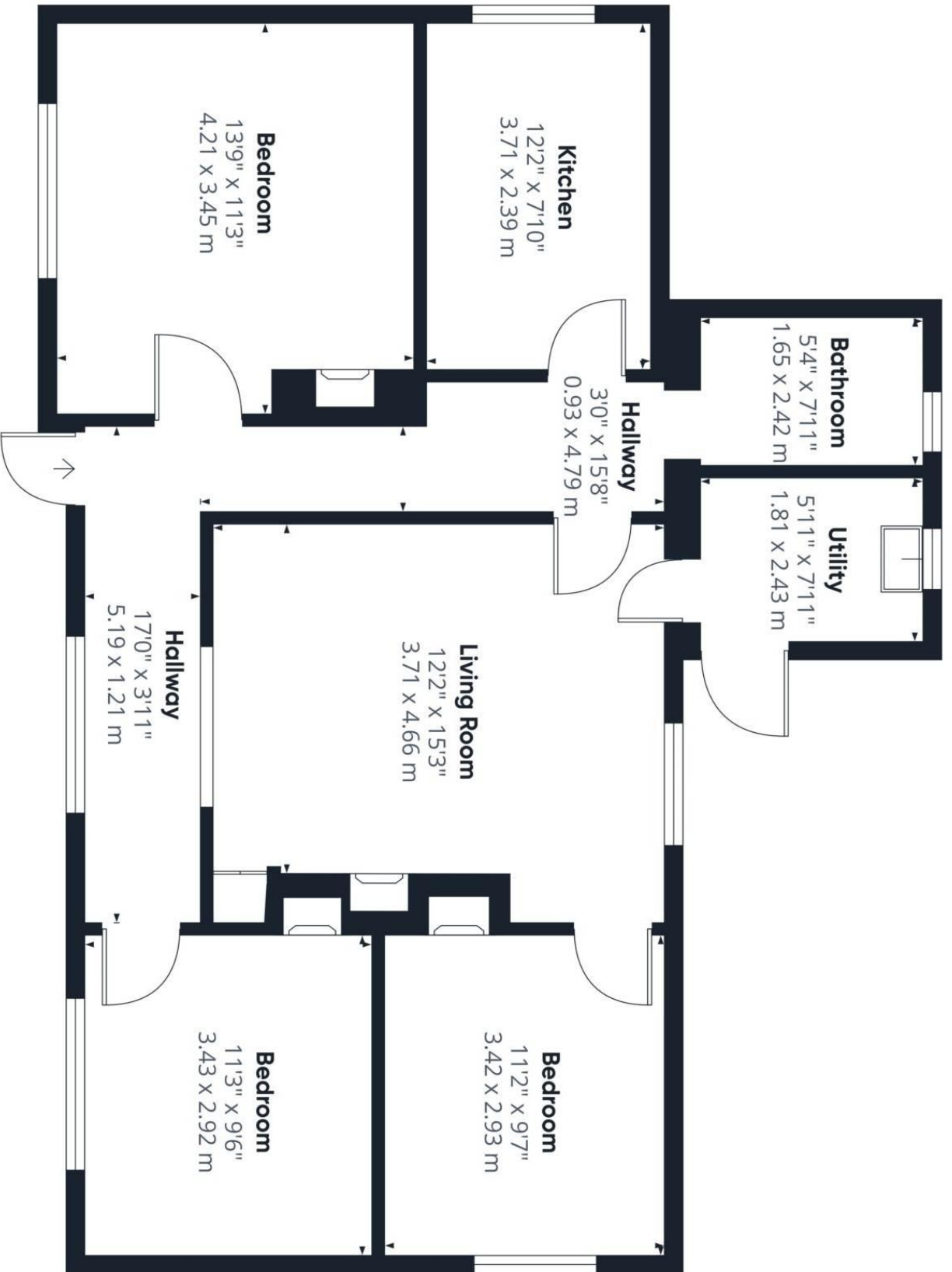
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Approximate total area⁽¹⁾

885 ft²
 82.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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