

For Sale

Shannagh Beg, Glenamaddy, Co. Galway.

DOUGLAS NEWMAN GROUP
DNG

**IVAN
CONNAUGHTON**



Guide Price: €395,000

DNG Ivan Connaughton are delighted to present this exceptional newly constructed four-bedroom detached residence standing on an elevated site extending to approximately 0.56 acres, located in a peaceful countryside setting less than 2 km from Glenamaddy Town.

Offering contemporary architecture, spacious accommodation and an impressive A-rated specification, this superb home presents purchasers with the ideal opportunity to complete and personalise the property to their own individual style and finish.

Extending to approximately 1,959 sq.ft, the residence has been thoughtfully designed with modern family living in mind. At its heart is a stunning open-plan kitchen, dining and living area featuring vaulted ceilings, feature rooflights and expansive glazing, creating an abundance of natural light and an exceptional sense of space. The room also benefits from a chimney/flue allowance, providing the option to install a solid fuel or wood-burning stove should the purchaser wish to do so.

PSRA Licence No. 004422

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The accommodation further comprises four generously proportioned bedrooms, including a spacious principal bedroom with en-suite, together with a family bathroom, utility room and excellent storage space throughout.

Presented to a builder's finish, the property allows the successful purchaser to complete the interior/exterior to their own taste, including the kitchen, flooring, sanitary ware, internal doors and decorative finishes, creating a truly bespoke family home. There is also the option for the builder to complete the property to a turnkey standard, subject to agreement with the purchaser.

Designed with energy efficiency at its core, the property will benefit from an air-to-water heat pump heating system and mechanical ventilation system, delivering excellent comfort levels, low running costs and an impressive A-rated BER.

Occupying an attractive elevated site extending to approximately 0.56 acres, the property enjoys pleasant countryside views while providing ample space for landscaping and outdoor living. Externally, the residence will be further enhanced by natural stone cladding to the front gable together with matching stone entrance pillars. The property also benefits from a generous storage attic, providing valuable additional storage space with convenient access.

The property was granted Full Planning Permission under Galway County Council Planning Reference No. 23/216, which also includes permission for the construction of a detached garage extending to approximately 645 sq.ft, together with a private wastewater treatment system and all associated site services. The detached garage has not yet been constructed, offering the purchaser the opportunity to complete this element of the development if desired.

The property is served by a group water scheme together with an individual wastewater treatment system incorporating a treatment plant and polishing filter/percolation area, as approved under the planning permission.

As a newly constructed home, the property qualifies for both the Help to Buy Scheme and the First Home Scheme, subject to purchasers satisfying the relevant eligibility criteria. These Government initiatives provide an excellent opportunity for first-time buyers to purchase a high-quality, energy-efficient new home.

Ideally positioned within easy reach of Glenamaddy Town, the property enjoys the tranquillity of a rural setting while remaining close to schools, shops, sporting facilities and all everyday amenities. This outstanding residence offers a rare opportunity to acquire a high-quality new-build home finished to your own specification in a convenient and highly accessible location.

Viewing comes highly recommended & by appointment only with the auctioneer.

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



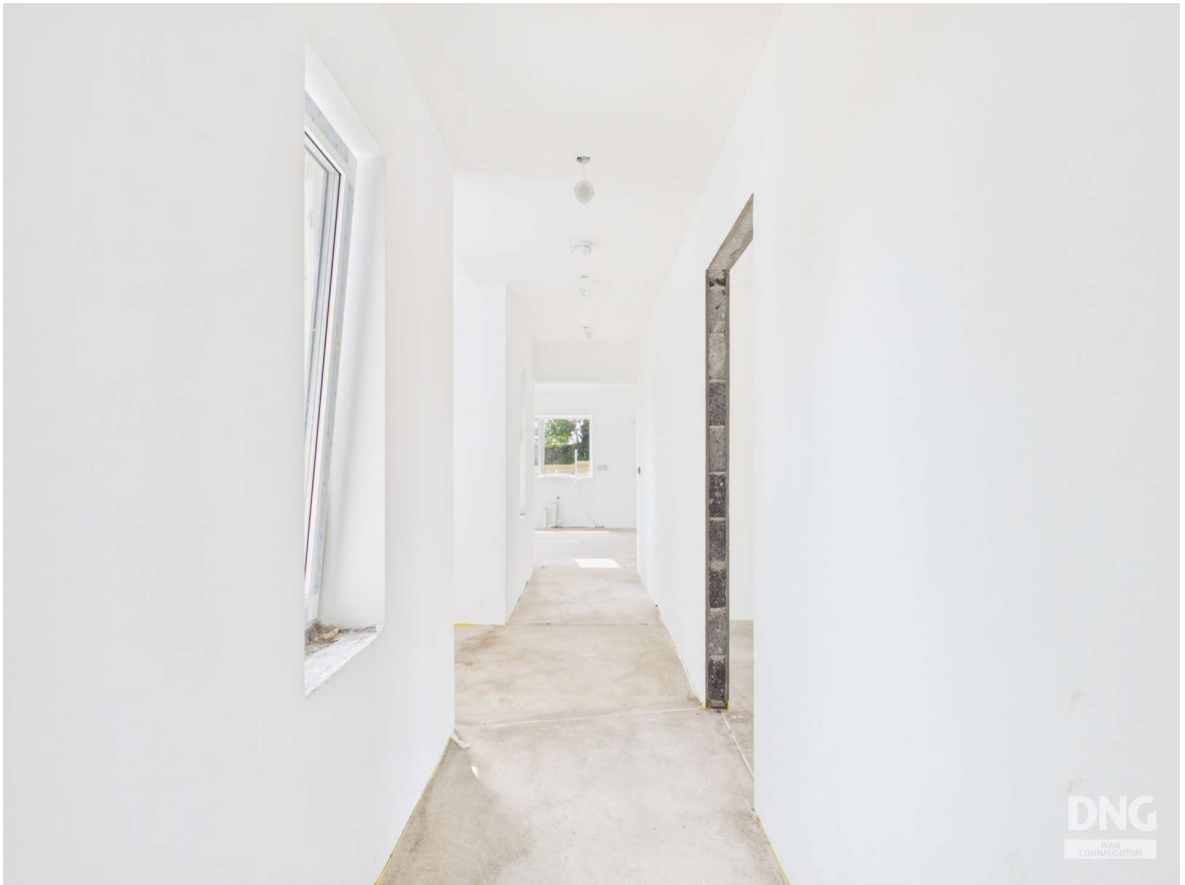
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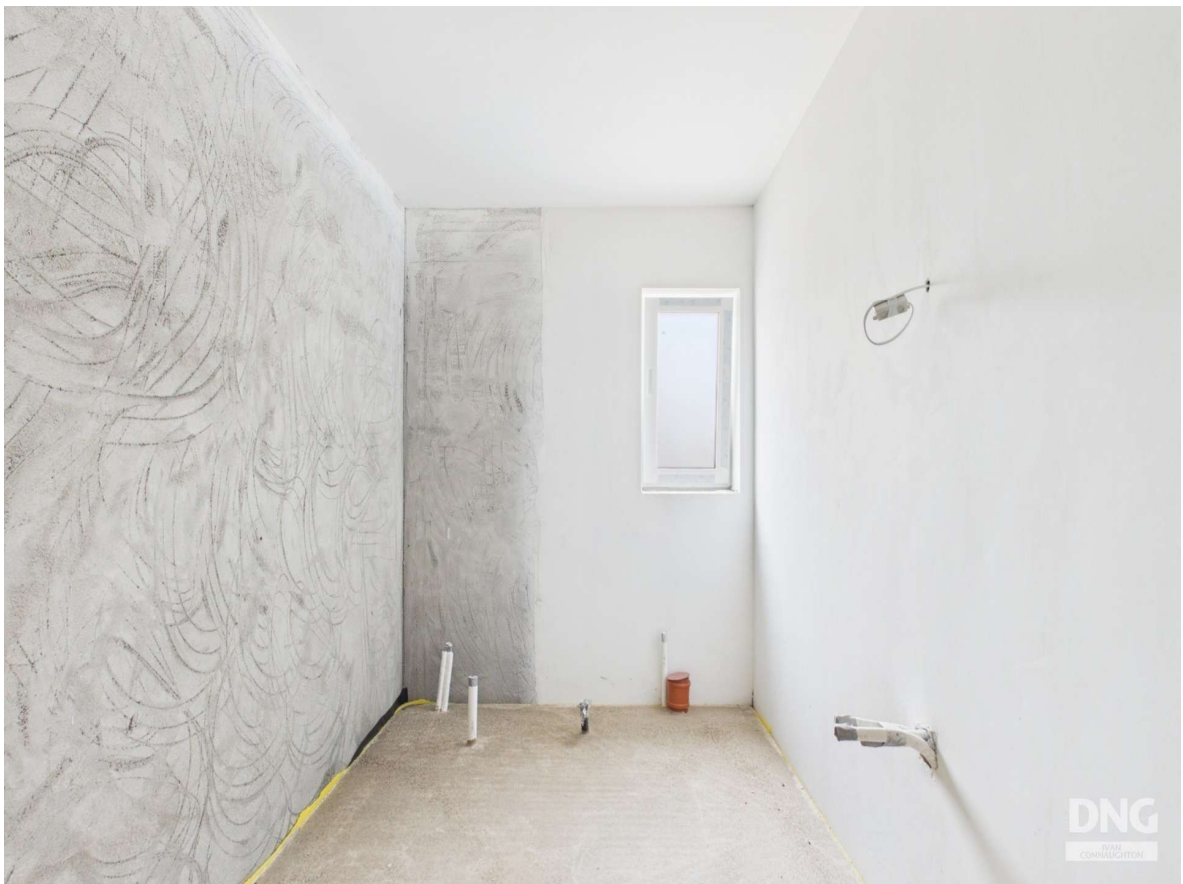
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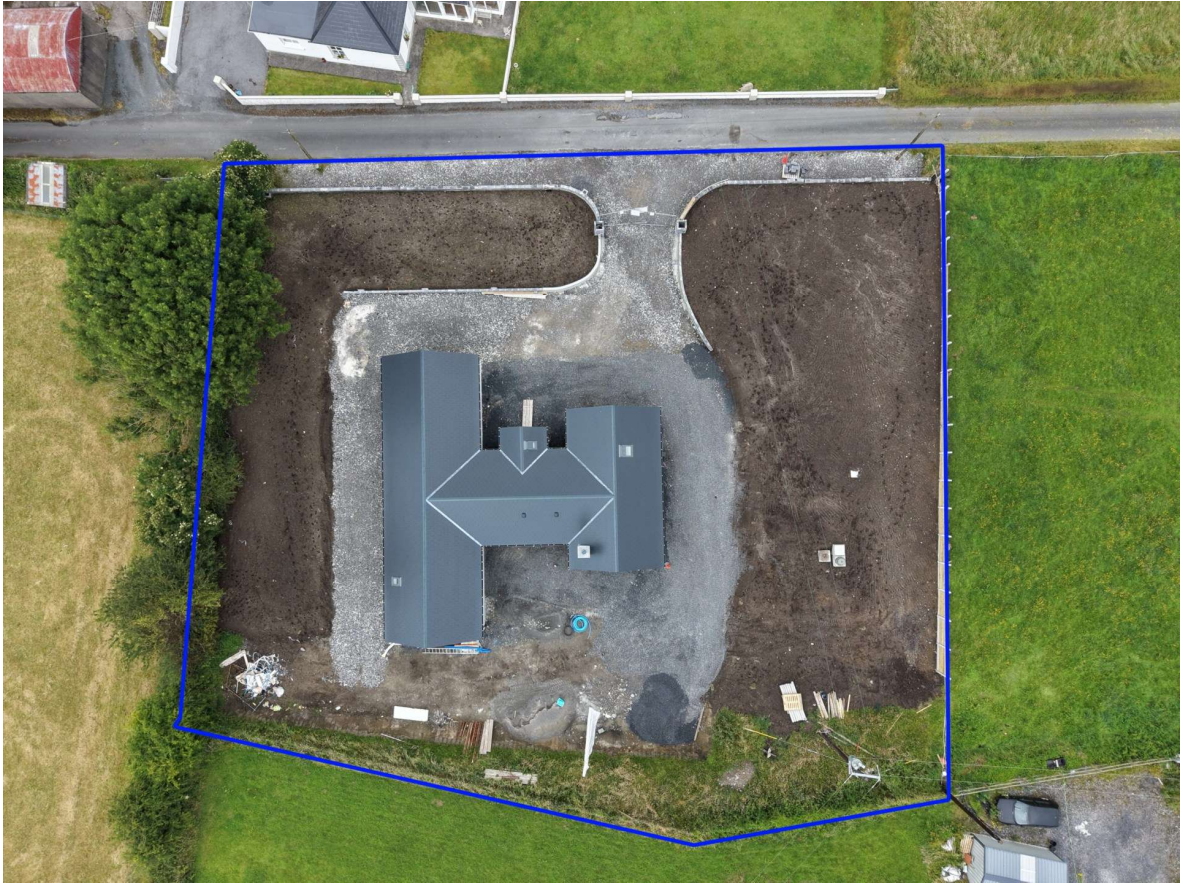
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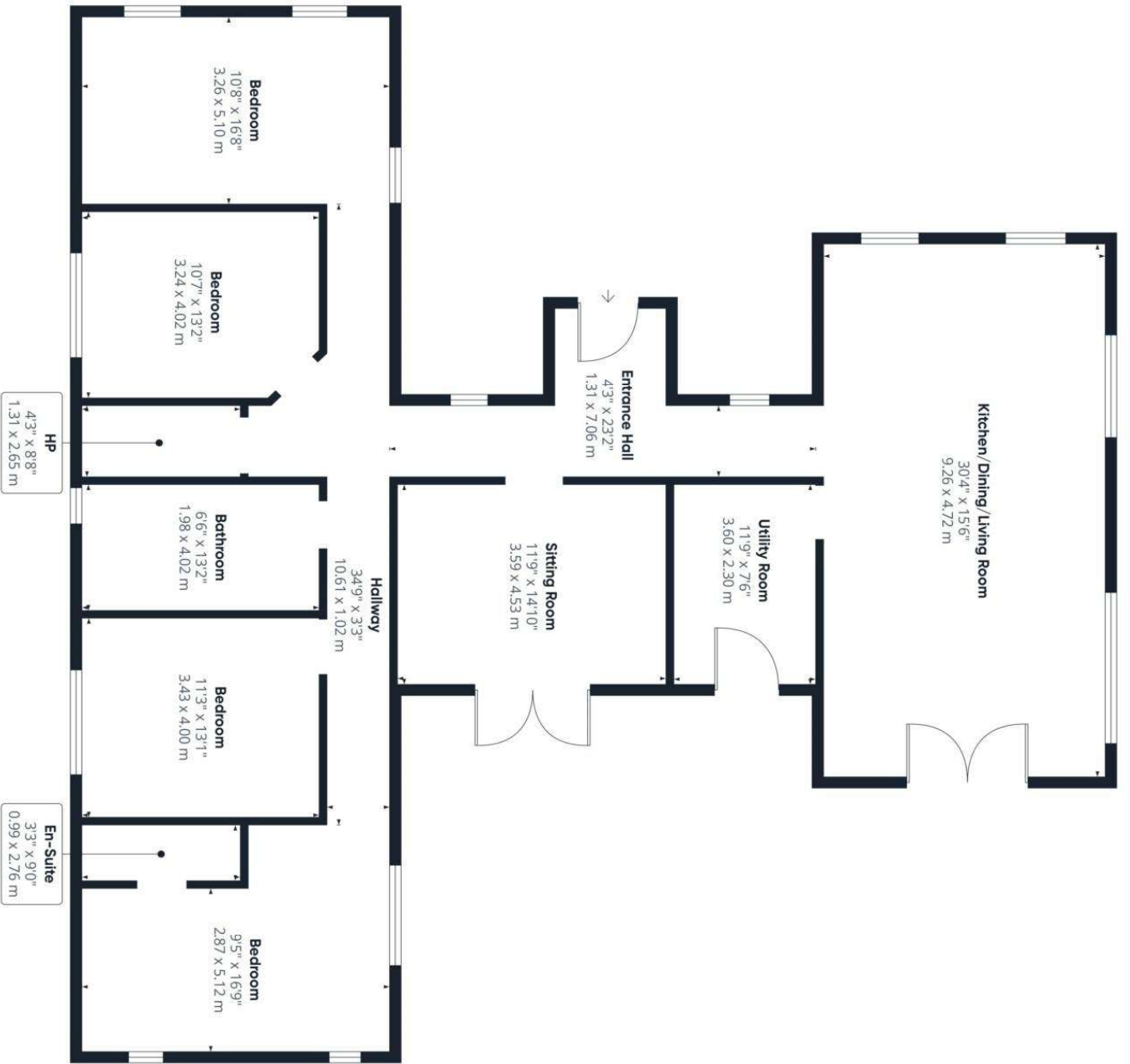
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Approximate total area⁽¹⁾
 1824 ft²
 169.4 m²

(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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