

**For Sale**

"MacDermott's" Public House & Residence,  
Creggs Road, Glenamaddy, Co. Galway. F45 Y586



## **Price Region: Offers in Excess of €250,000**

Renowned and Established Town Centre property with an overall floor area of c. 6,632 sq.ft comprising Public House (bar & lounge/function room), former shop, 10 bedroom residence and large enclosed yard to rear, altogether standing on c. 0.50 Acres.

The property comes with a 7 day license and possesses huge potential for a restaurant/music venue/ hotel due to size, location and high volume of passing traffic.

Viewing comes highly recommended and is strictly by prior appointment.

DNG Ivan Connaughton, as sole selling agents, invite enquiries and offers for immediate sale.

**For further details, contact the office on 090-6663700**



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Hallway  
14'3" x 3'10"  
4.34 x 1.18 m

Bedroom  
10'3" x 17'6"  
3.13 x 5.33 m

Bedroom  
9'5" x 17'6"  
2.87 x 5.34 m

Landing  
6'11" x 20'6"  
2.12 x 6.26 m

En-Suite  
4'11" x 5'8"  
1.54 x 1.74 m

Bedroom  
12'2" x 9'8"  
3.72 x 2.97 m

Bedroom  
13'6" x 9'4"  
4.13 x 2.86 m

En-Suite  
3'6" x 6'0"  
1.08 x 1.83 m

Store  
7'0" x 11'2"  
2.15 x 3.43 m

Hallway  
6'9" x 32'7"  
2.07 x 9.95 m

Bathroom  
6'2" x 7'3"  
1.89 x 2.21 m

Bathroom  
7'5" x 7'4"  
2.28 x 2.25 m

Bedroom  
14'0" x 9'5"  
4.29 x 2.89 m

Bedroom  
13'11" x 7'3"  
4.26 x 2.22 m

Bedroom  
9'11" x 7'4"  
3.04 x 2.26 m

Bathroom  
7'2" x 7'2"  
2.19 x 2.19 m

Bedroom  
9'11" x 7'11"  
3.04 x 2.41 m

Bedroom  
7'0" x 10'8"  
2.16 x 3.27 m

Bedroom  
13'2" x 5'7"  
4.03 x 1.72 m



Approximate total area<sup>(1)</sup>  
1936 ft<sup>2</sup>  
179.9 m<sup>2</sup>

(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.

GIRAFFE 360

Floor 1 Building 1



**Shop**  
18'8" x 30'2"  
5.71 x 9.20 m

Approximate total area<sup>m</sup>  
564 ft<sup>2</sup>  
52.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 0 Building 2