

For Sale

Three No. Residences & Retail Unit on c. 1.85 Acres,
Creggs Road, Glenamaddy, Co. Galway. F45 D766

DOUGLAS NEWMAN GOOD
DNG

**IVAN
CONNAUGHTON**

BER C2



Price: Offers Excess €750,000

DNG Ivan Connaughton are delighted to present to the market this truly exceptional and one of a kind property located in the heart of Glenamaddy, Co. Galway. Standing on beautifully mature grounds extending to c. 1.85 Acres, this landmark property combines an impressive six bedroom luxury residence with a substantial retail unit together with extensive grounds and additional outbuildings offering enormous residential and commercial potential.

Extending to approximately 5,151 sq.ft., the main residence is presented in outstanding condition throughout and boasts spacious, elegant accommodation with an abundance of character and charm. From the moment you enter the magnificent double height entrance hall with feature staircase and gallery landing, the quality and scale of this remarkable home becomes immediately apparent.

The residential accommodation is exceptionally versatile and includes a number of beautifully appointed reception rooms, including an elegant sitting room with feature fireplace, a large living room with feature fireplace, bright formal dining area with bespoke built in shelving and an impressive sunroom/conservatory overlooking the mature gardens and patio areas to the rear. The spacious kitchen/dining area is fitted with an extensive range of quality units and is complemented by a separate utility room and additional snug/lounge area.

Upstairs, the property offers six generously proportioned bedrooms including including one en-suite bedroom. The remaining accommodation is serviced by three spacious bathrooms located on the first floor together with a large study which further enhances the flexibility of the property and would suit remote working or professional use.

A key feature of this unique property is the extensive ground floor retail unit to the front which formerly traded as a pharmacy. The unit benefits from excellent frontage onto the main road and offers endless possibilities for continued retail use or conversion to residential accommodation subject to the necessary planning permission.

The overall layout and scale of the property also lends itself to being potentially divided into three separate residential units subject to planning permission, making this an outstanding opportunity for investors or developers.

Further enhancing the appeal of the property are the substantial grounds to the rear which offer exceptional future development potential subject to planning permission. The lands are fully serviced and benefit from residential zoning, occupying a prime strategic position within Glenamaddy Town directly opposite the Community Centre and Town Hall and adjoining the Pharmacy and Medical Centre. Given the scale, accessibility and central location of the site, the property offers outstanding scope for additional residential development or a range of alternative uses subject to the necessary planning consents.

To the rear of the property stands a detached outbuilding extending to approximately 1,060 sq.ft. This building offers excellent potential for a variety of uses including workshop, storage, studio, gym or possible conversion subject to planning permission.

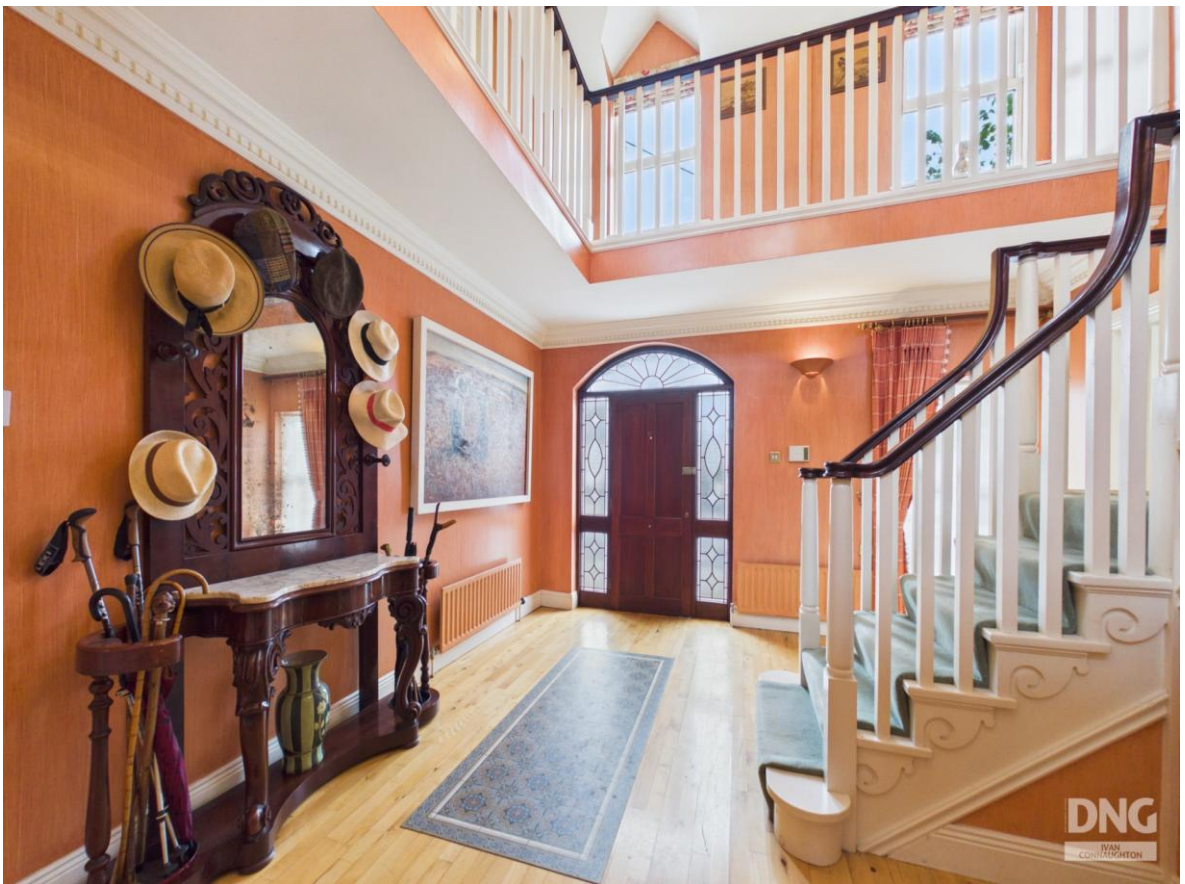
Externally, the property is approached by extensive road frontage and is surrounded by beautifully landscaped mature gardens with paved patio areas, manicured shrubbery and excellent privacy throughout. The grounds provide a tranquil setting rarely found in a town centre location.

Located within walking distance of all amenities in Glenamaddy including shops, schools, church, sporting facilities and local services, the property also enjoys convenient access to Tuam, Castlereagh, Roscommon Town and Galway City, making it an ideal family residence, lifestyle property or investment opportunity.

Properties of this calibre, scale and versatility rarely come to the market and viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

Viewing is strictly appointment only with the auctioneer.

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



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