

POWER & ASSOCIATES



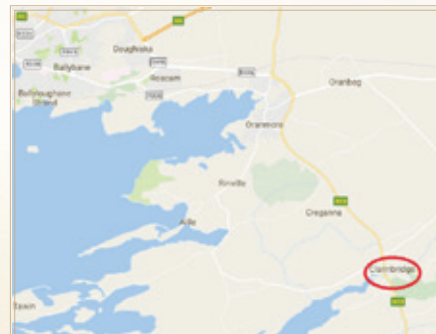
STRADBALLY NORTH,
CLARINBRIDGE, CO. GALWAY



STRADBALLY NORTH, CLARINBRIDGE, CO. GALWAY

SPECIAL FEATURES:

- Large family home with ample living accommodation.
- Accommodation extends to c. 338 sq. m (3,637 sq. ft.) over two floors.
- Large site extending to approximately 0.41 hectares / 1 acre.
- Located approximately 17 km from Galway City and just 6 km from Oranmore.
- Situated in one of the most desirable residential areas in Clarinbridge.



LOCATION:

The subject property is primly located in the village of Clarinbridge, overlooking the beautiful 'Kilcornan Woods'. Clarinbridge lies between Oranmore and Kilcolgan. The property is situated within one of the most desirable residential areas in Clarinbridge. Currently the property is accessed off the N18 Limerick to Galway Road but has the benefit past planning permission (now lapsed) for a new entrance via the exclusive Caiseal Riada development which is located to the rear of dwelling.

Local amenities include Clarinbridge National School, Paddy Burkes Bar & Restaurant, The Bridge Retail Park which includes a Centra Convenience Store, Poppy Seeds Café, a Pharmacy and Meadows & Byrne to name but a few.





DESCRIPTION:

The subject property comprises of a large nine bed detached dwelling house which extends to c.338 sq. m (3,637 sq. ft.). The property is laid out over two floors and offers extensive living space. Most recently the property was extended to the rear with the addition of a large sun room.

The property is currently in use as a nun's home but can be easily adapted into a modern family home to incorporate larger bedrooms through the amalgamation of existing adjoining bedrooms. Internally the accommodation includes three reception rooms, a kitchen, separate dining room and a laundry/ utility room. There are four number of bedrooms on the ground floor, together with a bathroom and shower room. Two of the bedrooms form part of a self-contained studio apartment on the East wing of the house. The first floor comprises five further bedrooms together with a shower room and bathroom.

Externally the property is beautifully finished and boasts a large mature garden to front with tarmacadam driveway. The rear of the property is secluded and secure with high walls and gated access enclosing a large landscaped garden and patio area with the added benefit of mature pear trees. There is also a boiler house which extends to c. 11.5 sq. m (125 sq. ft.).

There are two further segregated garden areas ideal further extension of the garden, a vegetable patch or a garden shed / garage (subject to planning permission).

The property was constructed just approximately 13 years ago and is very well maintained throughout. It offers huge potential to any prospective purchaser and it would make an ideal family home.

The property occupies a large site extending to c. 0.41 hectares (1 acre) and is setback off the N18 Limerick to Galway Road.

SERVICES:

- Heating is by means of oil fired central heating with radiator's fitted throughout.
- Water is supplied through the mains system.
- Sewage is serviced via an onsite septic tank with raised percolation area.



TITLE:

Registered

BER RATING:

C2 - (BER No. 109807834)

BER C2

GEOGRAPHICAL CO-ORDINATES DIRECTIONS

53°13'29" (N) 8°52'39" (W)

DIRECTIONS:

From Galway continue through the village of Clarinbridge until Clarinbridge National School (Scoil Mhuire) is on your right. The subject property is located immediately after the National School. See agents sign thereon.

PRICE:

Bids in excess of €475,000

DISCLAIMER POLICY:

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies.



Viewing Strictly by appointment with the sole agents Power & Associates,
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