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# O'DONNELLAN & JOYCE

4 Canal Court, Canal Road Upper, City Centre, Galway

2 Bed Townhouse - For Sale

ASKING PRICE €425,000



## STUNNING 2 BEDROOM TOWNHOUSE FOR SALE IN EXCLUSIVE DEVELOPMENT

O'Donnellan & Joyce are delighted to offer for sale a stunning 2 bedroom townhouse located in an exclusive development adjacent to the Canal in Galway city. The development of Canal Court is situated in one of the most spectacular locations that Galway has to offer.

The property is located on the banks of the canal with dual access off canal road to the front & also via the private gated courtyard. This magnificent town house, is situated in a development of only six homes and is finished to the highest standards. Number 4 Canal Court has the added benefit of a large side entrance and site.

No. 4 Canal Court is presented in show house condition offering all that one would require for modern day living. Upon entering the internal courtyard, one can gain access to the property via the main door which leads onto a welcoming area, a beautiful open plan kitchen/dining room with solid wooden kitchen units, integrated appliances & granite counter tops. An irresistible lounge room to the front offers wooden flooring, a feature stove & double doors leading onto a sun room, the lounge room also has access directly onto to Canal road via a door & leads into a fenced garden area.

Upstairs the accommodation is comprised of a main bathroom and 2 beautiful double bedrooms with feature wardrobes. There is also some additional space via the stira stairs to the attic area, which would also be suitable for conversion subject to the required planning. Planning permission was granted last year for a two storey extension to replace the existing conservatory with an extended kitchen & living area to ground floor and extended bedroom with en-suite bathroom to first floor. **Planning Ref 14/161.**

The property is tucked away in a private gated courtyard and enjoys a beautiful, tranquil with everything on your doorstep including Galway city centre, NUIG, and UCHG. This property has a very broad appeal to those looking for a retirement bungalow, a city centre holiday home with loads of parking or a gilt edged investment in a very prestigious area.

This is a rare opportunity in a very special location and viewing is highly recommended.

## Accommodation

Entrance Hall	8.4ft x 7.0ft	Wooden flooring, glass roof, access to kitchen/dining room
Kitchen/Dining Room	11.6ft x 13.0ft	Wooden flooring, feature lighting, solid wooden kitchen units, integrated appliances, granite counter tops, tiled splash back, window
Lounge Room	18.0ft x 13.2ft	Wooden flooring, recessed lights, feature stove fireplace, bay window, fitted blinds, double doors to sun room, access to a door leading directly onto a fenced garden & Canal road itself
Sun Room/Conservatory	10.0 x 6.5	Wooden flooring, multiple windows, bright & airy
First Floor Landing		
Bedroom 1	106.0ft x 11.0ft	Double room, carpeted flooring, double glazed window, electric heating, overlooks the canal
Bedroom 2	7.3ft x 9.7ft	Double room, carpeted flooring, double glazed window, electric heating, fitted wardrobe
Main Bathroom	7.7ft x 7.0ft	Fully tiled, window, WC, WHB, bath, shower

## Features

<ul style="list-style-type: none"> <li>• 2 bedroom townhouse</li> <li>• Show house condition</li> <li>• Feature Stove fireplace</li> <li>• Sun Room/Conservatory</li> <li>• Wooden flooring throughout</li> <li>• Solid Wood Kitchen units</li> <li>• Gated Internal Courtyard</li> <li>• Private secure Parking</li> <li>• Fully Alarmed</li> <li>• Tranquil setting on the canal</li> </ul>	<ul style="list-style-type: none"> <li>• Fenced Garden area onto Canal Road</li> <li>• Close to city centre, NUIG, and UCHG</li> <li>• Management Co: on site management</li> <li>• Management Fee: circa €600 per annum</li> <li>• Planning Ref 14/161</li> </ul> <p><b>BER Details</b>  BER: G  BER No. 101577963  Energy Performance Indicator: 462.24 kWh/m<sup>2</sup>/yr</p>
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## VIEWING BY APPOINTMENT

For Further details please contact our office on 091-564212 \* OFFICE OPEN ALL DAY SATURDAY \*

Keep up to-date with NEW PROPERTIES by registering your details on our database, please contact our office on 091-564212

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