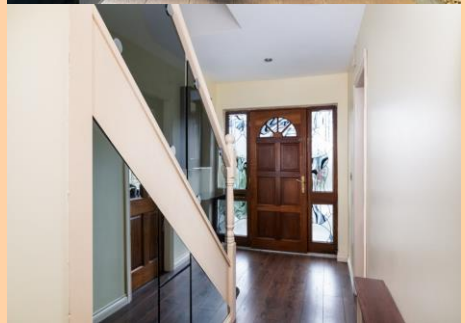


For Sale

12 Lake View, Glenamaddy, Co. Galway. F45 EW63
4 Bedrooms| Semi-Detached



Price Region: Offers Excess €195,000

Prime four bedroom semi-detached residence comes to market in showhouse condition boasting spacious living accommodation throughout, located within walking distance of town centre and all amenities.

Accommodation includes Ground Floor: hall, sitting room, dining room, kitchen, utility, First Floor: bedrooms four in all with one en-suite and bathroom.

Viewing come highly recommended and can be arranged by calling the office on 090-6663700

Hall

17'6" (5.33m) x 6'5" (1.96m) Doorway to, stairs to first floor with toilet under, wooden floor, carpet to stairs, storage shelving built in stairs, feature glass panelling to stairs.

Sitting Room

16'7" (5.05m) x 12'10" (3.91m) Cast iron fireplace with mahogany surround and solid fuel stove inset, wooden floor, bay window to front, double doors to dining room, centre light

Dining Room

13'0" (3.96m) x 12'10" (3.91m) Wooden floor, sliding door to rear, open plan with kitchen, centre light, wall light, spotlights

Kitchen

10'8" (3.25m) x 10'4" (3.15m) Fully fitted kitchen including built in cooker, hob, extractor fan, dishwasher, tiled floor, inset tiling, spotlights

Utility

6'5" (1.96m) x 5'4" (1.63m) Fitted units, built in washing machine & dryer, indoor oil boiler, door to side, tiled floor

Landing

13'1" (3.99m) x 5'10" (1.78m) Carpeted, hotpress (airing cupboard) off, Stira stairs to attic

Bedroom One

13'3" (4.04m) x 11'6" (3.51m) Wooden floor, built in wardrobe, bay window to front, spotlights, en-suite off 7'10" x 2'11", toilet, wash hand basin, shower, tiled

Bedroom Two

10'1" (3.07m) x 9'3" (2.82m) Wooden floor, built in wardrobe

Bedroom Three

10'6" (3.2m) x 10'0" (3.05m) Wooden floor, built in wardrobe

Bedroom Four

11'0" (3.35m) x 7'10" (2.39m) Wooden floor, built in wardrobe

Bathroom

5'11" (1.8m) x 5'8" (1.73m) Toilet, wash hand basin, bath, fully tiled

Attic Area

Stira stairs to, carpet to floor, spotlights, Velux window, suitable for conversion/storage

OTHER FEATURES

- Patio Slabbing to Rear Garden
- Garden Shed to Rear
- Driveway Tarmacadamed to Front
- Mature Trees/Block Wall to Side and Rear Boundaries
- Wired for Alarm
- Oil Fired Central Heating











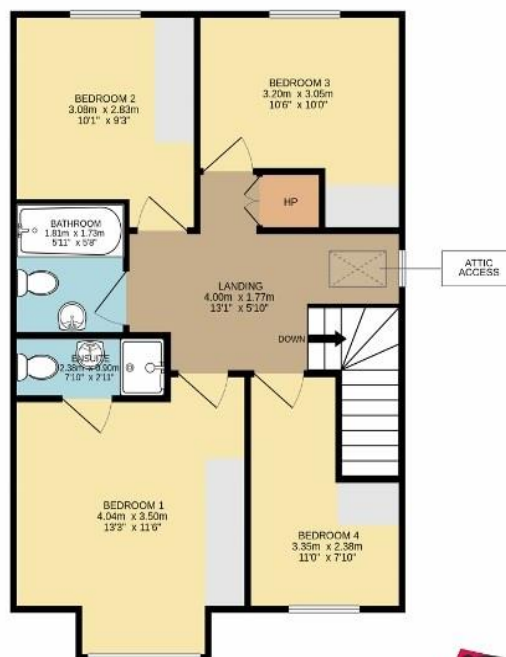
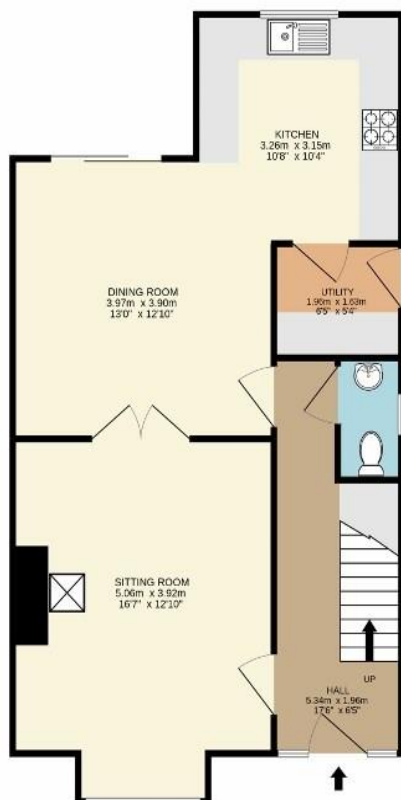












Approx. total internal floor area 110m² / 1184ft²
12 Lake View, Glenamaddy, Co. Galway F45 EW63

DISCLAIMER: Floor plan measurements are approximate and are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only. The dimensions are not intended to form part of any contract or warranty.

4 3 24m² 258ft² 2 Town 0.5cm / 0.31mi

