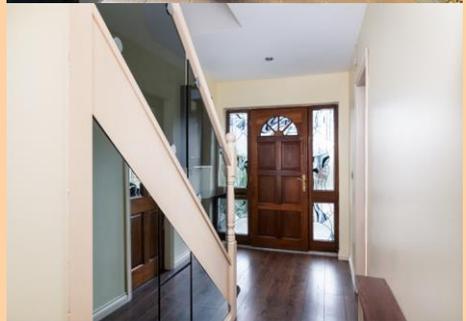


# For Sale

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

**BER C3**



**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



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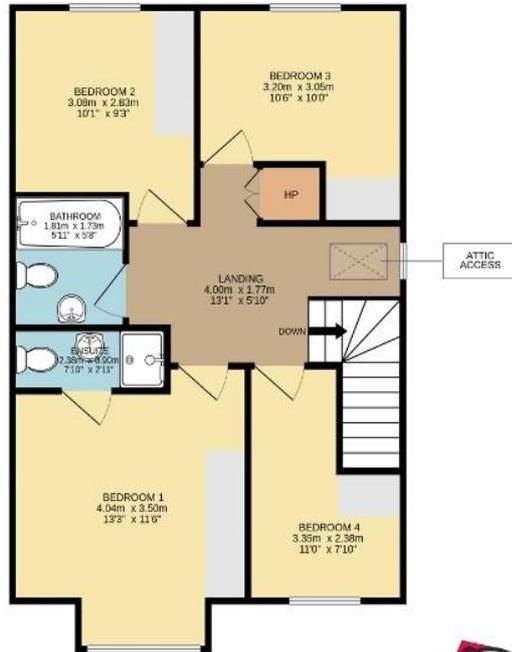
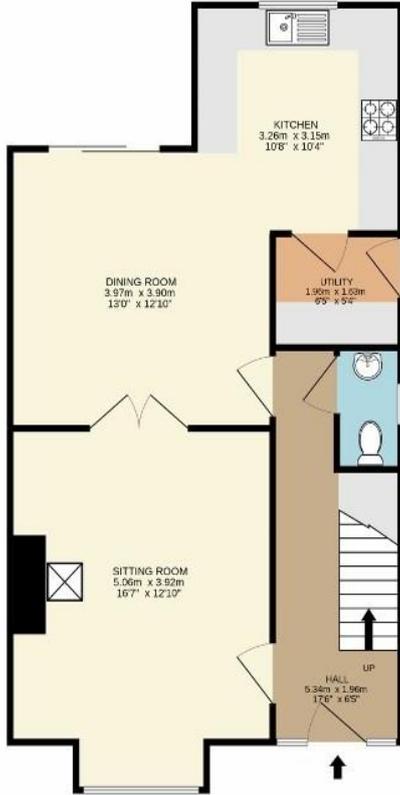












Approx. total internal floor area 110m<sup>2</sup> / 1184ft<sup>2</sup>  
12 Lake View, Glenamaddy, Co. Galway F45 EW63

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  
 24m<sup>2</sup>  
 258ft<sup>2</sup>  
 2  
 2  
 2  
 2  
 Town  
 0.5cm / 0.31mi

