

# FOR SALE

**BY PRIVATE TREATY**



**68 SLI GHAEAL,  
BALLYMONEEN RD, GALWAY**



## **THREE BEDROOM MID TERRACED RESIDENCE**

Excellent opportunity awaits the astute first time buyer. This is a 3 bed mid-terraced house, with a south-facing rear aspect. The house comprises of an entrance hall, sitting room with open fireplace, kitchen and guest toilet on the ground floor. The first floor includes the master double bedroom with ensuite & fitted wardrobes, a bathroom and a 2nd double bedroom with fitted wardrobe. The top floor includes an ensuite bedroom with fitted wardrobes. Located in the popular Knocknacarra neighbourhood, this is sure to attract much interest, as an owner occupier can own their own property for the same money as it would cost to rent.

**GUIDE PRICE €140,000**



**091 565261**

## ACCOMMODATION

Entrance Hall	3.1" x 17.6"	Marble tiled entrance Hall
Kitchen/Dining Room	11.11" x 15.7"	Fitted Kitchen Units; Tiled floor; Tiled surrounds; Dining room with french doors to back garden.
Living Room	11.5" x 11.5"	Open fireplace; Marbled tiled floors
w/c		Understairs; Tiled floors
Bedroom 1	12.6" x 12.4"	Carpet; Built in wardrobe
Ensuite	3.0" x 12.0"	Partially tiled; w/c and w/h/b
Bedroom 2	9.3" x 12.5"	Carpet; Built in wardrobe
Bedroom 3	13.0" x 8.0"	Top floor bedroom with carpet
Ensuite Bathroom	5.7" x 11.0" 7.13" x 6.0"	Floor tiled; w/c and w/h/b; Shower Tiled floor; Bath area; bath & w.c.& w/h/b



## FEATURES

- Timber Framed House
- Oil fired Central Heating
- South facing rear aspect
- French doors to private rear garden
- South West facing rear garden.



## DIRECTIONS

Travel west from Galway through Ragoon and on to the Western Distributor Road, pass the Clybaun Hotel on the right hand side & take a right at the next roundabout, Sli Gheal is about 100m on the left hand side.



### BER DETAILS

**BER: C1**

**BER No.: 106094147**

**Energy Performance Indicator: 173.33 kWh/m<sup>2</sup>/yr**



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