

# FOR SALE BY PUBLIC AUCTION

UNLESS PREVIOUSLY SOLD

FRIDAY 14<sup>TH</sup> JUNE  
IMPERIAL HOTEL, EYRE SQUARE,  
AT 3.00pm



## HAZLEWOOD, CASTLEGAR GALWAY



**OPEN VIEWINGS WED & SAT 3.00 PM –4.00PM**

### **FIVE BEDROOM DETACHED RESIDENCE**

A LARGE DETACHED HOUSE CIRCA 2800 SQ FT OVER TWO FLOORS. THE GROUND FLOOR COMPRISES OF A LOUNGE, SITTING ROOM, KITCHEN/DINING ROOM, UTILITY, GUEST WC WITH SHOWER, FOUR BEDROOMS - MASTER ENSUITE - AND A BATHROOM. THE FIRST FLOOR IS CONVERTED WITH STAIRCASE ACCESS AND IT INCLUDES STORAGE ROOMS, A GAMES ROOM, AND A BATHROOM. THIS AREA COMPRISES OF CIRCA 950 SQ FT. LOCATED ON THE RACECOURSE ROAD AND NEARBY ALL AMENITIES, BUS STOP, SHOP, FACTORIES, LOCAL BRIARHILL NATIONAL SCHOOL ALL NEARBY. THE PROPERTY IS EASILY ACCESSED FROM BALLYBRIT OR THE TUAM ROAD, WITH GALWAY CITY ONLY 3 MILES AWAY. HAZELWOOD IS A SMALL COMMUNITY OF ABOUT ONLY FOURTEEN PRIVATE DETACHED DWELLING HOUSES IN THE IMMEDIATE VICINITY, BUT ALL PRIVATE WITH THERE OWN GROUNDS. THIS FAMILY OWNED PROPERTY IS VERY WELL MAINTAINED AND BOASTS LANDSCAPED GARDENS, DETACHED BLOCK SHED, WEST FACING REAR ASPECT AND PLUS MORE FEATURES .

**AMV €245,000**

**BER C1**

**091 565261**

# ACCOMMODATION

<b>Kitchen</b>	<b>10.14 x 19.5</b>	Tiled floor; Partially tiled fitted kitchen
<b>Sitting/Dining Room</b>	<b>14." x 11.6"</b>	Laminate Flooring; Open fireplace; Sliding Door to rear patio area.
<b>Lounge</b>	<b>12.3" x 21.1"</b>	
<b>Bedroom 2</b>	<b>9.7" x 10.9"</b>	Laminate flooring; Wardrobes
<b>Bedroom 3</b>	<b>7.7 x 11.7</b>	Laminate floor; Wardrobes
<b>Bathroom</b>	<b>8.10 x 6.8</b>	Fully tiled, w/c, w/h/b; Corner bath
<b>Utility</b>	<b>6.1 x 6.1</b>	Back door; Tiled floor
<b>Shower/wet room</b>	<b>8.10 x 6.8</b>	Wet room; Fully tiled, w/c, w/h/b
<b>Games Room</b>	<b>24.8 x 17.9</b>	Laminate floor
<b>Bathroom</b>	<b>9.1 x 8.2</b>	Timber floor; Gable Window
<b>Bedroom 4</b>	<b>11.4 x 12.8</b>	Timber floor
<b>Office</b>	<b>14.4 x 6.10</b>	
<b>Storage</b>	<b>13.5 x 14</b>	Laminate floor
<b>Bedroom</b>	<b>11.6 x 10.4</b>	Ensuite fully tiled, Electric shower,w/c,w/h/b



## FEATURES

- Oil Fired Central Heating
- West Facing Rear Aspect
- Master Bedroom ensuite
- Rear Patio
- Attic converted



## DIRECTIONS

Travel from Galway to Ballybrit keeping left at traffic lights at the Clayton Hotel, then immediate left at Western Motors house on left hand side, about 700m.

## SOLICITOR WITH CARRIAGE OF SALE:

Ms Patricia Bambury, MG Ryan & Co Solicitors, Abbeygate Street, Galway

**More information & photos on [www.dng.ie](http://www.dng.ie)**

## BER DETAILS

BER: C1

BER No.: 105157069

Energy Performance Indicator: 169.59 kWh/m<sup>2</sup>/yr



## SELLING AGENT

**Fergal Leonard MIPAV MCEI**  
**Phone: 087 2360274**  
**Email: fergalleonard@dng.ie**

**Estate Agents, Auctioneers & Valuers**

**11 Francis Street, Galway.**

**Tel: 091 565261**

**Fax: 091 565863**

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**[www.dng.ie](http://www.dng.ie)**

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