

FOR SALE BY PRIVATE TREATY



**Residence at
Barna Gardens, Barna, Galway**

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Mullery Auctioneers are proud to present to the market for sale this imposing detached residence set in approximately 1 acre of private landscaped gardens just off the Barna Road in what is regarded as one of Galway's most exclusive residential locations.

This luxurious residence, boasts generously proportioned accommodation extending to approximately 4,200 sq. feet with an additional 1,300 sq. feet approximately of attic rooms. The residence is finished to exacting standards and boasts a quality high-end finish with many bespoke features and quality workmanship found throughout. The sumptuous interior designed rooms are finished with a mix of painted walls, wallpapers and some wall panelling.

A set of limestone steps lead to the front door of this stunning home. Once over the threshold, one is greeted by an entrance lobby with travertine tiled floor and glazed doors leading to an impressive hall. This vast space, enhanced by high ceilings, boasts a beautiful fireplace with a basket gas fire on one side and a stunning curved staircase on the other. The hall is finished with travertine tiled floors and ceiling coving. To the right of the hall is a beautifully appointed sitting room with herringbone timber floor, fireplace with gas fire and timber wall panelling. This room opens directly to the kitchen/dining room. The kitchen/dining room boasts a magnificent bespoke solid wood kitchen with silestone worktops, a large central island unit with sink and a pantry. The kitchen floors are finished with a herringbone timber floor and the walls are in part timber panelled. A set of doors lead out to the rear garden. Off the kitchen is a large utility room and guest WC. Moving to the other side of the hall, there are a further two reception rooms. The main living room to the front is a wonderfully proportioned room with walnut floors, basket gas fire and ceiling coving and centerpiece. Folding double doors lead to a family room with walnut floors and doors opening to the rear garden. A beautifully finished shower room completes the

ground floor accommodation. Moving upstairs, an enormous landing area is the perfect place to sit and enjoy the beautiful views over the front garden and towards Barna Woods. There are 4 generous sized bedrooms on the first floor, all of which are en-suite and 3 of which have walk-in wardrobes. The luxurious master bedroom suite which spans the full depth of the house would not be out of place in any five star hotel. The bedroom area to the front enjoys superb views and is finished with wooden floors. From here you walk through a large dressing area to the en-suite. The dressing area is fitted with floor to ceiling shelving, hanging rails and drawers. To the rear is a beautifully appointed en-suite bathroom with travertine tiled floors and walls, large walk-in shower with rainfall shower head, double Jacuzzi bath and twin wash basins. The en-suite enjoys views over the rear gardens. A separate stairs lead to the attic level with 3 large attic rooms, two of which have shower rooms.

The property is approached via a private avenue from the Barna Road. A set of electric gates with intercom system at the front of the property open to a sweeping gravel driveway leading to a parking area to the front of the residence. There are beautifully manicured lawns on either side of the driveway together with maturing trees, shrubs and flowerbeds. To the rear is a large, well maintained garden with manicured lawns, vegetable patch and 2 large sheds. At the edge of the garden, a set of steps wind down into a magnificent wooded area with a stream running through it.

The property boasts an idyllic setting in a cluster of large executive homes on spacious sites accessed from the Barna Road, adjacent to Barna Woods and Silver Strand and equidistance from Salthill and Barna Village. All conceivable services and amenities are situated close by including a choice of primary and post primary schools, shops, supermarkets, excellent restaurants, bars, coffee shops as well as Galway Golf Club and numerous sporting clubs and facilities.



Accommodation

Entrance Lobby

Travertine tiled floor, ceiling coving and centrepiece, glass panelled doors to hall.

Hall: 17'3" x 22'

Travertine tiled floor, ceiling coving and centrepiece, feature fireplace with gas fire, curved staircase.

Sitting Room: 18'5" x 15'8"

Fireplace with basket gas fire, ceiling coving and centrepiece, herringbone timber floor, timber wall panelling.

Living room: 22'8" x 15'9"

Fireplace with basket gas fire, ceiling coving and centrepiece, walnut wooden floors, double doors to Family room.

Family Room: 15'9" x 14'9"

Walnut wooden floor, French doors to rear garden, ceiling coving and centrepiece.

Kitchen/Dining Room: 25'10" x 15'5"

Bespoke solid wood kitchen with range of units, island unit with 'Franke' sink and insinkerator, 'Silestone' worktops, 'Lacanche' range cooker, extractor fan, integrated 'Bosch' steam oven and microwave, dishwasher, herringbone timber floor, recessed lights, pantry, fridge/freezer, timber wall panelling, 'French' doors to rear.

Shower Room:

Shower with rainfall showerhead, WC, vanity unit with WHB, Travertine tiled floor, recessed lights.

Utility: 12'10" x 10'5"

Fitted worktop and cupboards, sink, travertine tiled floor, door to rear.

WC:

WC, WHB, travertine tiled floor.

First Floor

Landing: 27'1" x 17'3"

Wooden floor, ceiling coving and centrepieces, beautiful views over garden and towards Barna woods.

Master Bedroom: 16'5" x 15'9"

Wooden floor, ceiling coving and centrepiece, timber wall panelling.

Dressing Room: 15'8" x 10'8"

Wooden floor, built-in shelving, drawers and hanging rails.

En-suite: 13'7" x 9'8"

Double Jacuzzi bath, large walk-in shower with rainfall showerhead, WC, vanity unit with twin WHB's, tiled floor and walls, windows overlooking rear garden.

Bedroom 2: 15'9" x 11'8"

Wooden floor, ceiling coving and centrepiece.

Walk-in wardrobe: Built-in shelving, drawers and hanging rails.

En-suite: Shower with rainfall showerhead, WC, WHB, tiled walls and floors.

Bedroom 3: 15'5" x 15'

Wooden floor, coving and centrepiece, built-in wardrobe.

En-suite: Shower with rainfall shower head, WC, WHB, tiled floor and walls.

Bedroom 4: 15'9" x 11'3"

Wooden floor, coving and centrepiece.

Walk-in wardrobe: Built-in shelving, drawers and hanging rails.

En-suite: Shower with rainfall shower head, WC, WHB, tiled floor and walls.

Attic

Landing: Wooden floor, recessed lights.

Room 1: 14'11" x 14'6" + 9'7" x 9'

Wooden floor, built-in wardrobe, porthole window.

Bathroom: Freestanding bath on claw feet, separate shower with rainfall shower head, WC, WHB, tiled floor.

Room 2: 14'4" x 10'6"

Wooden floor, porthole window.

En-suite: Shower with rainfall showerhead, WC, WHB, tiled floor.

Room 3: 22' x 15'6" + 10'7" x 8'4"

Wooden floor.

BER Details:

BER: B2

BER Number: 100804251

Energy Performance Indicator:

116.09 kWh/m²/yr





Special Features

- Gas fired underfloor heating
- Timber double glazed windows
- 3 gas fires
- High ceilings to ground floor
- Electric gates with intercom
- Bespoke fitted kitchen
- Quality tiling throughout
- 3 large attic rooms
- Quality bathroom fittings
- Feature wall panelling to some rooms
- Wooded area with stream
- Private landscaped site
- 2 sheds
- Minutes from Salthill and Barna
- Close to schools, shops and beach
- Minutes from Galway Golf Club
- Planning permission for conservatory

The Grounds

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Viewing: By prior appointment with sole selling agents

Price: On Application

Sole Selling Agents

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