

RESIDENTIAL

POWER
PROPERTY

**No. 3 Ballydotia
Belclare
Co. Galway
H54 X394**

FOR SALE BY PRIVATE TREATY



BER C3

Attractive 4 Bed Detached Dwelling House.

Accommodation extending to approximately 160sq. m. (1,722 sq. ft.)

Located, just 3 kms from the village of Belclare, c. 29 km from Galway and 8 km from Tuam.

Situated on a well maintained site extending to c.0.5 acres.

Located just 29 km from Galway City, 9 km from Tuam Town and just 3 km from Belclare.

tel: +353 91 567 331

www.ppg.ie

LOCATION

Ballydotia is situated close to Belclare Village and close to the beautiful Knockma (Hill walk). Located just 29 km from Galway City, 9 km from Tuam Town and just 3 km from Belclare Village. The property is situated close to two local national schools and a bus service to secondary schools in Tuam.

Local amenities include; a convenience store, Public House, GAA grounds, and a National School. Belcalre boasts a strong and active community.

DESCRIPTION:

Built in 2007 this well appointed two storey detached family home offers modern, spacious living accommodation which extends to c. 160 sq. m. (1,722 sq. ft.). No. 3 Ballydotia comprises of a large entrance hallway, two living rooms, an open plan kitchen / dining area, utility room and W.C. The first floor comprises of a family bathroom, four double bedrooms and a family bathroom.

The property has not yet been occupied and requires a kitchen and fireplaces in living rooms. This offers a perspective purchaser the opportunity to put their own stamp on the property.

The property is constructed of block construction with timber upper floors and double glazed uPVC windows and doors throughout. All bathrooms are fully tiled and fitted with good quality sanitary wear.

Heating is by means of oil fired central heating with radiators fitted throughout.

Externally there is a large, rear garden enclosed by timber post fencing.

SERVICES:

Water - Group Water Scheme connection.
Sewerage – On site septic tank.

ACCOMMODATION:

The Accommodation comprises;

Floor	Description:	Area sq. m
Ground	Porch	2.36m x 1.10m
Ground	Entrance Hall	2.39m x 4.05m
Ground	Living Room	3.87m x 4.06m
Ground	Sitting Room	3.88m x 4.03m
Ground	Kitchen / Dining	3.75m x 7.66m
Ground	Back Hall	1.04m x 1.28m
Ground	Utility	1.97m x 2.97m
Ground	W.C.	1.65m x 1.50m
	Stairs & Landing	2.40m x 5.14
First	Bedroom 1 (Master) + Ensuite	4.93m x 4.05m
First	Bedroom 2	4.09m x 2.59m + 0.81m x 1.28m
First	Bedroom 3	3.40m x 3.70m
First	Bedroom 4	4.05m x 3.89m
First	Bathroom	4.77m x 0.56m + 0.84m x 0.67m
Total Overall Area:	sq. m (sq. ft.)	159.44 sq. m. (1,716 sq. ft.)

BER RATING

QUOTING PRICE

Bids in excess of €250,000

VIEWING

Strictly by appointment.

CONTACT

Claire Moran

tel: +353 91 567 331

email: claire@ppg.ie

PSR: 001297 005825



Disclaimer Policy:

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm.

Power Property and the Vendor/Lessor give notice that:

- These particulars do not constitute any part of an offer or a contract.
- All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor.
- None of the statement contained in these particulars as to this property are to be relied on as statements or representations of fact.
- The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misperception shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor /Lessor or the Purchaser/Tenant.
- Neither the Vendor/Lessor nor Power Property nor any person in their employment has any authority to make or give any representation or warranty in relation to the property.
- Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.



PSRA Licence No: 001297

Commercial Property Consultants • Estate Agents • Chartered Valuation Surveyors

Galway: Spanish Parade House, 13 Lower Merchant's Road, Galway H91 W1EH

• tel: +353 91 567 331 • email: galway@ppg.ie

Limerick: 51 O'Connell Street, Limerick V94 HPH9 • tel: +353 61 318 770 • email: limerick@ppg.ie

Athlone: 17A Mardyke Street, Athlone, Co. Westmeath N37 W567 • tel: +353 90 648 9000 • email: athlone@ppg.ie