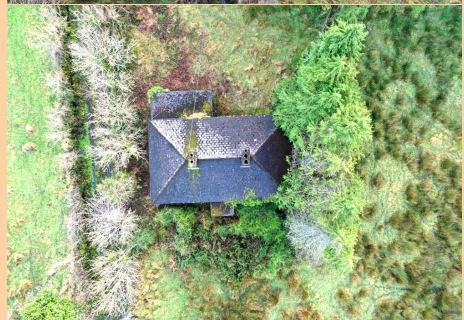


# For Sale

3 B/R Residence On c. 8.6 Acres At  
Tallavnamraher, Creggs, Co. Galway. F42 NY65  
3 Bedrooms| Land Residential



Price Region: Offers Excess of €90,000

Prime property to come to market comprising three bedroom residence in need of renovation with outbuildings adjoining altogether standing on c. 8.6 Acres. The residence is located on a private site at end of land adjacent Mount Mary and in close proximity to Ballygar, Creggs, Newbridge and Glenamaddy. Residential accommodation includes reception hallway, sitting room, living/dining room, kitchen, bedrooms three in all and bathroom.

The Joint Auctioneers for the sale invite enquiries and offers for immediate sale.

**For further details contact Joint Selling Agents  
Connaughton Auctioneers - Tel: 090-6663700  
Michael O`Roarke Auctioneer- Tel: 090-6621125**

## Reception Hallway

15'0" (4.57m) x 4'0" (1.22m) Door to

## Sitting Room

12'10" (3.91m) x 12'8" (3.86m) Tiled fireplace

## Living/Dining Room

17'0" (5.18m) x 14'0" (4.27m) Open fireplace, fitted unit

## Kitchen

8'3" (2.51m) x 7'0" (2.13m) Door to rear

## Bedroom One

11'8" (3.56m) x 10'0" (3.05m) Open fireplace

## Bedroom Two

12'9" (3.89m) x 8'1" (2.46m) Open fireplace

## Bedroom Three

11'9" (3.58m) x 11'0" (3.35m)

## Bathroom

8'6" (2.59m) x 6'0" (1.83m) Toilet, wash hand basin, bath

- 2 bay hay-shed
- Granary
- Range of outbuildings



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