

RESIDENCE FOR SALE

**No. 6 Dudley Heights
Glenamaddy
Co. Galway**

PRICE REGION: Excess €160,000

Property Reference: C626



Very attractive three bedroom semi-detached residence located on a corner site in much sought after development within walking distance of all amenities. This residence has been finished to a very high standard with viewing highly recommended. Accommodation includes ground floor: reception hallway, sitting room, kitchen/dining room, utility, bedroom, first floor: bedrooms 3 in all with one en-suite and bathroom. Enquiry invited.

These particulars are issued by Ivan Connaughton M.S.C.S.I., Auctioneer & Valuer - BSc Property Valuation & Management, Main Street, Athleague, Co. Roscommon on the basis that all negotiations will be conducted through this firm.

No responsibility is accepted by this firm in respect of any errors or inaccuracies herein.

The contents hereof do not form part of any contract that may be entered into in respect of the property referred to herein.

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<i>Room</i>	<i>Area (Approx)</i>	<i>Room Details</i>
<i>Ground Floor</i>		
<i>Reception Hallway</i>	<i>17' x 6'5"</i>	<i>Doorway to, tiled floor, stairway to 1st floor</i>
<i>Sitting Room</i>	<i>15'9" x 11'5"</i>	<i>Cast iron fireplace, wooden surround, solid wooden floor, centre light, coving</i>
<i>Kitchen/ Dining Room</i>	<i>18'3" x 11'4"</i>	<i>Fully fitted kitchen including built in cooker, hob extractor fan, fridge freezer, dishwasher, tiled floor, patio door to rear.</i>
<i>Utility</i>	<i>8'2" x 6'6"</i>	<i>Fitted units, tiled floor, doro torare, toilet off 6'7"x 4'5", toilet, wash hand basin, tiled floor</i>
<i>First Floor</i>		
<i>Landing</i>	<i>13'7"x 6'9"</i>	<i>Carpeted, hotpress off</i>
<i>Bedroom 1</i>	<i>11'2"x 10'6"</i>	<i>Carpeted, built in wardrobe</i>
<i>Bedroom 2</i>	<i>11'7" x 11'1"</i>	<i>Carpeted, built in wardrobe, en-suite off 6' x 3'6", toilet, wash hand basin, shower, tiled floor, part wall tiling</i>
<i>Bedroom 3</i>	<i>9'5" x 9'</i>	<i>Carpeted</i>
<i>Bathroom</i>	<i>7' x 6'8"</i>	<i>Toilet, wash hand basin, bath, tiled floor, part wall tiling</i>

OTHER FEATURES

- ***Patio area to rear***
- ***Oil fired central heating***
- ***Laid lawns to front and rear***
- ***Water fountain to rear garden***
- ***Tarmacadam driveway, kerbed***