

# For Sale

Shannagh More, Glenamaddy, Co. Galway. F45 KC61  
3 Bedrooms| Detached



Price Region: Offers in Excess of €95,000

Attractive three bedroom residence located adjacent Glenamaddy Town, within walking distance of all amenities. With an approx. floor area of c. 1,152 sq. ft and large garden to side and rear, the auctioneer invites enquiries and offers for immediate sale.

Accommodation includes Ground Floor: hall, sitting room, dining room, kitchen, utility,

First Floor: bedrooms three in all, bathroom and W.C.

**For further details, contact the office on 090-6663700.**

**Hall**

9'10" (3m) x 8'1" (2.46m) Door to, tiled floor, stairs to first floor, carpeted

**Sitting Room**

14'11" (4.55m) x 12'2" (3.71m) Open fireplace, tiled floor

**Dining Room**

14'9" (4.5m) x 12'10" (3.91m) Open fireplace, tiled floor, hotpress (airing cupboard) off, storage area under stairs

**Kitchen**

12'5" (3.78m) x 9'1" (2.77m) Fully fitted kitchen, built in cooker, fridge freezer, washing machine, tiled floor, inset tiling

**Utility**

5'7" (1.7m) x 4'1" (1.24m) Tiled floor, door to rear

**Landing**

Carpet to floor

**Bedroom One**

15'0" (4.57m) x 8'10" (2.69m) Carpet to floor

**Bedroom Two**

12'2" (3.71m) x 7'9" (2.36m) Carpet to floor

**Bedroom Three**

8'10" (2.69m) x 6'11" (2.11m) Carpet to floor

**Bathroom**

10'0" (3.05m) x 9'10" (3m) Bath, wash hand basin, tiled

**W.C**

Adjacent bathroom, toilet, tiled

**OTHER FEATURES**

- Laid Lawns, Large Garden to Side & Rear
- Oil Fired Central Heating
- Block Wall to Front, Driveway Stoned
- Shed to Rear
- Within Walking Distance of All Amenities





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Dunmore Road, Glenamaddy, Co. Galway F45 KC61

Approx. floor area 107m<sup>2</sup> / 1152ft<sup>2</sup>

DISCLAIMER: Floor plan measurements are approximate and are for illustrative purposes only. Viewers are intended to give a general indication of the proposed layout only. The dimensions are not intended to form part of any contract or warranty.



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