

FOR SALE | By private treaty | H91 P230

POWER
PROPERTY

Limerick | Galway | Athlone

5 Glenview House 161 Upper Salthill Galway H91 P230

RESIDENTIAL



60 Sq. M. (646 Sq. Ft.)

- Attractive 2 bedroom apartment extending to c. 60 sq. m. (646 sq. ft.)
- Located in the heart of the popular seaside village of Salthill, just 2 km east of Galway City Centre.
- Within walking distance of several restaurants, cafes, public houses, leisure facilities and the Salthill Promenade / Blackrock.
- Featuring private south facing terrace.
- Ideal holiday home, investment or first time buyer's property.



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FOR SALE | By private treaty | H91 P230**LOCATION**

Glenview House is well located in the heart of Salthill, immediately off the Main Street / Upper Salthill Road.

Salthill is a popular seaside village which is located just 2 km east of Galway City Centre. The area is well serviced by an array of local amenities including; several restaurants, cafes, public houses, leisure facilities, the Salthill Promenade / Blackrock & "Baily Point" Omniplex.

5 Glenview House is situated just 2.4 km from The National University of Ireland Galway and University Hospital Galway. Frequent public transport links Salthill to the City Centre, NUI Galway, GMIT and University Hospital Galway.

DESCRIPTION

5 Glenview House is just one of six apartments within the block. Located on the third (top) floor this property benefits from a private south facing terrace.

The accommodation extends to c. 60 sq. m. (646 sq. ft.) and includes; an open plan kitchen / dining / living area with private terrace off same, 2 no. double bedrooms, both of which are fitted with built in wardrobes and a fully tiled bathroom.

Floor	Description:	Area Sq. M.
Ground	Entrance Hall	6.92
Ground	Kitchen / Dining / Living Room	22.71
Ground	Terrace	4.96
Ground	Hallway	6.92
Ground	Bedroom 1	8.39
Ground	Bedroom 2	11.66
Ground	Bathroom	3.52
Ground	Hotpress	1.51
Total Overall Area:		60

**OTHER DETAILS SECTION**

Heating is by means of electric storage heaters.

This property also has the benefit of an internal bicycle store at ground floor level.

The property is presented in good condition internally and externally. The development is well maintained and actively managed.

Privacy and convenience are two of the many thoughts that spring to mind with Glenview House, with the excellent location sure to impress.

BER RATING**BER C3**

BER No.100555705

Energy performance Indicator:
208.14 kWh /m²/yr**GUIDE PRICE**

€185,000

SERVICE CHARGES

€1,000 (2019)

VIEWING

Strictly by appointment with the sole agents Power Property

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