

**17 Barr Na Carraige, Fort Lorenzo,
Taylors Hill, Galway H91 TRN8**

BER D1

4 Bedroom Semi Detached House 111.7 m² / 1,202 ft²

Guide Price: €TBC



4 bedroom semi detached house set in a much sought after mature, well maintained residential area, convenient to Galway city centre, and walking distance to Salthill. The property is an excellent family home, close to a variety of schools and services. It has the benefit of a private rear garden, and overlooks a large green area to the front.

Viewing highly recommended.

Accommodation

Entrance porch	1.8m x 0.9m	
Hallway	6.2m x 1.8m	Laminate wood flooring. Guest WC & cupboard off.
Guest WC	1.6m x 0.75m	
Living Room	5.3m x 3.8m	Laminate wood flooring. Stone fireplace. Double doors to Kitchen / Dining.
Kitchen / Dining room	5.7m x 3.6m	Linoleum flooring. Patio door to private rear garden.
Utility Room	2.3m x 1.8m	Linoleum flooring

1st Floor

Bedroom No.1	3.5m x 3.3m	T&G wood flooring. Fitted wardrobe. En-suite off.
En-suite	2.0m x 1.8m	Floor & part wall tiled.
Bedroom No.2	4.0m x 2.7m	T&G wood flooring. Fitted wardrobe.
Bedroom No.3	2.9m x 2.5m	T&G wood flooring. Fitted wardrobe.
Bedroom No.4	3.3m x 2.3m	T&G wood flooring. Fitted wardrobe.
Bathroom	2.2m x 1.9m	Floor & part wall tiled. Electric shower.
Hot Press	1.4m x 0.8m	

Features

- Oil fired C.H. New energy efficient condensing oil boiler fitted in 2022
- uPVC double glazed windows.
- Overlooking large green area.
- Small private development of only 26 houses
- Ideal location close to many amenities including Gateway Retail Park, University of Galway, UCHG and a short stroll down Threadneedle Road to Salthill Promenade.
- Built c. 1995
- High speed broadband available in area.
- BER:D1 BER No: 107000671 Energy Performance Indicator: 242.44 kWh/m²/yr



Living Room



Kitchen / Dining Room



Entrance Hall



Bedroom No.1



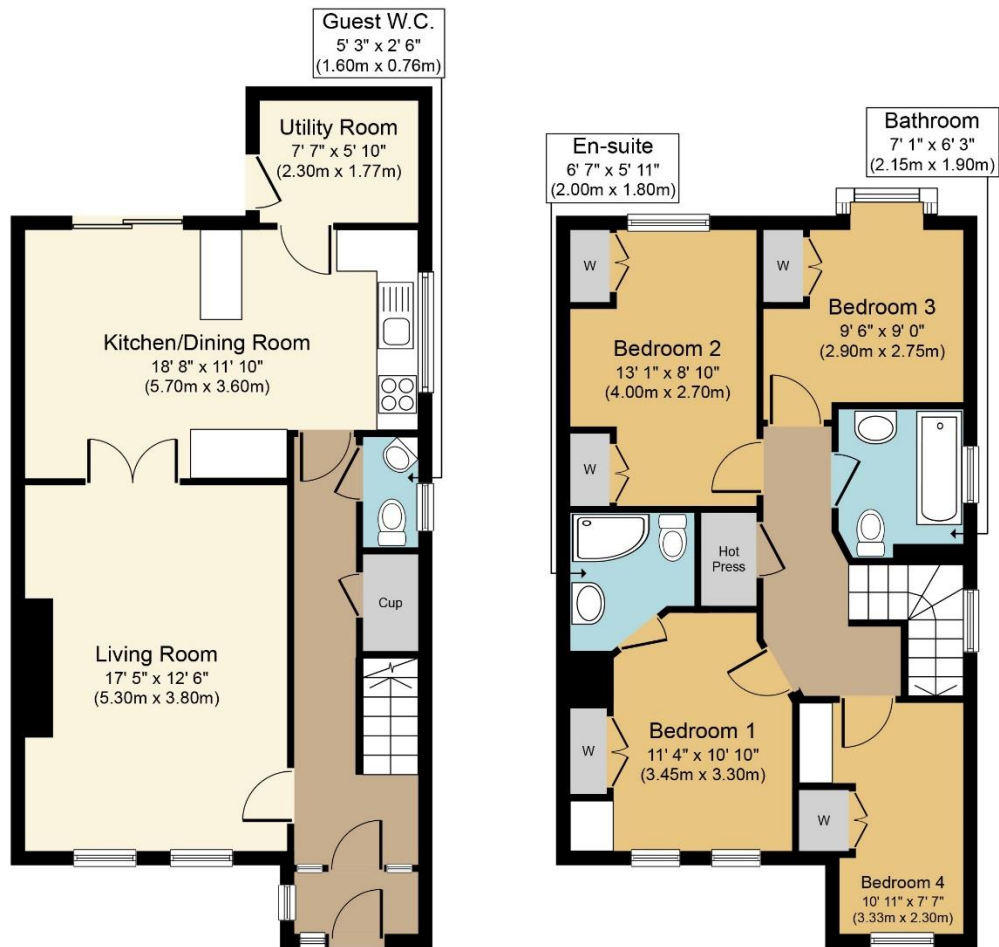
Bedroom No.2



Overlooking Green Area



Floor Plan – For Indicative Purposes Only



Contact Negotiator

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