

RESIDENCE FOR SALE

Gortnadeeve West

Creggs

Co. Galway

F42 RX54



Very spacious four bedroom detached residence standing on c. 1.3 acres located between Creggs and Glenamaddy with outbuildings to side. Finished to a very high standard, this residence is priced to sell and holds huge potential due size and location. Accommodation includes Ground Floor: reception hallway, sitting room, kitchen, dining room, rear hallway, bedroom, bathroom 1, First Floor, bedrooms 3 in all and bathroom 2.

Viewing is highly recommended and can be arranged by contacting the office on 090 6663700.

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.

Office Address: Main Street, Athleague, Co. Roscommon PSRA LICENCE NO: 001350

Office Tel: 09066 63700 E-mail: info@ivanconnaughton.com

<i>Room</i>	<i>Area (Approx)</i>	<i>Room Details</i>
<i>Ground Floor</i>		
<i>Reception Hallway</i>	<i>8'11" x 4'9"</i>	<i>Tiled flooring, upvc entrance door</i>
<i>Sitting Room</i>	<i>12'7" x 12'6"</i>	<i>Wooden flooring, open fireplace with cast iron surround and mahogany mantle</i>
<i>Kitchen</i>	<i>14'2" x 12'</i>	<i>Tiled flooring, fully fitted kitchen units and worktops, tiled splashback, Mulberry solid fuel stove, electric integrated hob and oven, plumbed for washing machine and dryer, stainless steel sink, two large windows overlooking rear and side of property</i>
<i>Dining Room</i>	<i>14' x 12'7"</i>	<i>Wooden flooring, open fireplace with cast iron surround and mahogany mantle</i>
<i>Rear Hallway</i>	<i>15' x 6'2"</i>	<i>Wooden flooring, rear door off, stairwell to first floor</i>
<i>Bathroom 1</i>	<i>6'7" x 6'2"</i>	<i>Toilet, wash hand basin, bath with electric shower over, fully tiled floor to ceiling</i>
<i>Bedroom 1</i>	<i>13'10" x 9'6"</i>	<i>Wooden flooring, access to attic</i>
<i>First Floor:</i>		
<i>Landing</i>		<i>Walk in hotpress (airing cupboard) 15'2" x 5'10", access to water tank</i>
<i>Bedroom 2</i>	<i>8'9" x 9'1"</i>	<i>Wooden flooring, access to attic</i>
<i>Bedroom 3</i>	<i>9'8" x 9'1"</i>	<i>Wooden flooring, three windows affording plenty of light</i>
<i>Bedroom 4</i>	<i>12'7" x 8'5"</i>	<i>Wooden flooring, fitted shelving</i>
<i>Bathroom</i>	<i>9' x 7'1"</i>	

OTHER FEATURES

- *Outbuildings to side*
- *Septic tank*
- *Mains water*
- *Oil fired central heating*
- *Upvc windows and doors*
- *Outside tap*
- *Private driveway and parking (gated)*
- *Boiler house to rear*

*Reception
Hallway*



*Reception
Hallway*



Sitting Room



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Dining Room



Kitchen



Kitchen



Kitchen



Bedroom



Bedroom



Bedroom



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Bathroom



Outbuildings to Side



Garden to Rear



Rear View of House



MAP OF PROPERTY



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