

FOR SALE | By private treaty | 4 Bed Semi Detached House

POWER
PROPERTY

Limerick | Galway | Athlone

**21 An Mainistair
Claregalway
Co. Galway
H91 V7VT**

RESIDENTIAL



4 Bedroom Semi Detached House

- Attractive 4-bedroom semi-detached dwelling extending to c. 116.50 sq. m. (1,254 sq. ft.)
- Well located in the heart of Claregalway Village, just 12 km from Galway City, 6 km from Parkmore and 10 km from Oranmore.
- Situated within a well maintained and established residential development.
- Private and secure rear garden with raised decking area.
- Turn key property which would make an ideal family home or investment.



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LOCATION

Located in the heart of Claregalway Village, within the well know residential development known as An Mainistair. An Mainistair is located immediately opposite The Claregalway Hotel, Cois Clair Shopping Centre / The Arches Hotel. The property is within a short stroll from Riveroaks Shopping Parade, Hughes Super Valu and an array of other local amenities.

DESCRIPTION

21 An Mainistair is a beautifully appointed two storey, semi-detached property. It is well positioned on a corner site offering additional privacy and a large rear garden. This owner occupied property has been exceptionally well maintained throughout. It offers modern accommodation extending to c.116.50 sq. m. (1,254 sq. ft.). The property is well laid out to include; an open plan kitchen / dining / living area (fitted with breakfast bar and integrated appliances), a utility room and W.C. There is also a separate living room with feature fireplace. The first floor comprises 4 no. bedrooms including a master ensuite and a family bathroom.

FEATURES

- Heating is by means of oil fired central heating with radiators fitted throughout.
- There is ample communal parking to the front of the property.
- Externally there is a low maintenance garden which is enclosed by mature trees, providing complete privacy.
- The garden is landscaped and includes a raised decking area. car parking spaces within 2 minutes' walk.



Floor	Description:	Area Sq. M.
Ground	Entrance Hall	9.55
Ground	Kitchen / Dining / Living Room	26.36
Ground	Utility	4.40
Ground	W.C.	2.66
Ground	Living Room	21.54
First	Landing	3.99
First	Bedroom 1	1.29
First	Bedroom 2 + Ensuite (Master)	20.56
First	Bedroom 3	11.79
First	Bedroom 4	8.43
First	Bathroom	6.00
Total Overall Area:		116.57

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OTHER DETAILS SECTION

Educational facilities are all also located within walking distance of the property. They include both a secondary and national school, (both of which are being extended currently). Furthermore, there is a second national school (Educate Together) currently under construction in the village. There are several creche facilities on the doorstep also. Claregalway is a popular commuter village, located just 12 km from Galway City, 6 km from Parkmore and 10.5 km from Oranmore.

The property is situated off the N83 (N17) Galway - Tuam Road. It is also close to all main arterial routes including; the M18 Galway – Limerick Motorway and M6 Galway – Dublin Motorway.

BER RATING

BER C1

BER No. 112397187

EPI - 172.43 kWh/m²/yr

QUOTING PRICE

€275,000

VIEWING

Strictly by appointment with the sole agents Power Property

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