

**FOR SALE** | By private treaty |

**POWER  
PROPERTY**

Limerick | Galway | Athlone

**5 Cloch Chora  
Corofin  
Cummer,  
Tuam  
Co. Galway  
H54 FX73**

RESIDENTIAL



## 4 Bedroom Detached House

- Attractive 4/5-bedroom detached dwelling extending to c. 182 sq. m. (1,959 sq. ft.)
- Well located in the Village of Corofin close to all amenities including shops, national school and creche facilities.
- Situated between Galway City (27 km) and Tuam Town (11 km)
- Easy access onto the M17/M6 Motorway.
- Turnkey property which would make an ideal family home.



**ENQUIRIES TO**

Claire Glynn  
+353 91 567 331  
claire@ppg.ie  
PSR: 001297-005825

T +353 91 567 331

Find out more online at [ppg.ie](http://ppg.ie)

# FOR SALE | By private treaty | 4/5 Bed Detached

## LOCATION

Cloch Chora is a small exclusive residential development located in the village of Corofin, County Galway. Cloch Chora comprises of 26 no. detached dwellings, all featuring attractive stone façades and individual design/layout. Corofin is a long established and popular commuter village, located just 27 km Northeast of Galway City, 12 km South of Tuam Town and just 14 km from Claregalway Secondary School. Corofin now also enjoys easy access onto the M17/M6 Motorway.

## DESCRIPTION

This beautifully appointed two storey detached family home offers modern, spacious living accommodation which extends to c. 182 sq. m. (1,959 sq. ft.). No. 5 Cloch Chora is currently laid out with 4 no. bedrooms, there is an office at ground floor level which could also be utilised as a playroom or as an additional (fifth) bedroom. The open plan kitchen / dining room is fitted with an attractive cream shaker kitchen and integrated appliances. The first floor accommodation includes a fully tiled family bathroom, 4 no. bedrooms, including a master ensuite. All bedrooms benefit from ample natural light and deep pile carpets. Stylish fitted wardrobes/slide robes/walk in wardrobe are fitted in three of the four bedrooms. There is also a large walk in hot-press off the landing area.

The property is also fitted with a security alarm and Fibre broadband is available.

Heating is by means of oil-fired central heating with radiators throughout. Furthermore, the property is plumbed for solar panels.

Externally there is a large, private rear garden enclosed by high block walling on all sides with the added benefit of two side secure access gates. While to the front of the property there is a tarmac driveway.

## FEATURES

- Externally there is a secure, low maintenance garden to rear.
- Energy efficient property finished to a high standard.
- The property is plumbed for solar panels.

| Floor                      | Description:                            | Area Sq. M.   |
|----------------------------|---|---------------|
| Ground                     | Entrance Hall                           | 15.98         |
| Ground                     | Playroom                                | 11.08         |
| Ground                     | Living Room                             | 21.45         |
| Ground                     | Kitchen/Dining                          | 36.38         |
| Ground                     | Utility                                 | 4.42          |
| Ground                     | W.C.                                    | 3.00          |
| First                      | Landing                                 | 13.24         |
| First                      | Bedroom 1 (Ensuite)                     | 19.3          |
| First                      | Bedroom 2 (Ensuite)                     | 22.17         |
| First                      | Hot Press                               | 4.20          |
| First                      | Study (Now Bed 3) Inc. Walk in Wardrobe | 15            |
| First                      | Bedroom 3                               | 10.8          |
| First                      | Bedroom 4                               | 10.69         |
| First                      | Bathroom                                | 4.4           |
| <b>Total Overall Area:</b> |   | <b>192.11</b> |

Limerick | Galway | Athlone

## AMENITIES

Local amenities within walking distance of the property include Rafterys Bar, Rafterys Centra, Corofin GAA Club/Pitch and St. Colman's Church. Other local amenities include a number of Creches.

Corofin has an exceptionally strong community and is long steeped in GAA success.

The property is situated just 7.5 km from the M17 Galway to Limerick motorway connected to the M6 Galway – Dublin Motorway.

## Services

-Mains water and electricity

-Communal wastewater treatment plant

-Fibre Broadband Available

-Annual Management Company Fee: €550.00 per annum.

## BER RATING

**BER B3**

BER No. 108131335

EPI - 133.16kWh/m<sup>2</sup>/yr

## QUOTING PRICE

€310,000

## VIEWING

Strictly by appointment with the sole agents Power Property

## ENQUIRIES TO

Claire Glynn

+353 91 567 331

**Disclaimer Policy:** These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation, we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. **Power Property and the Vendor/Lessor give notice that:** These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statement contained in these particulars as to this property are to be relied on as statements or representations of fact. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misperception shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor /Lessor or the Purchaser/Tenant. Neither the Vendor/Lessor nor Power Property nor any person in their employment has any authority to make or give any representation or warranty in relation to the property. Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.