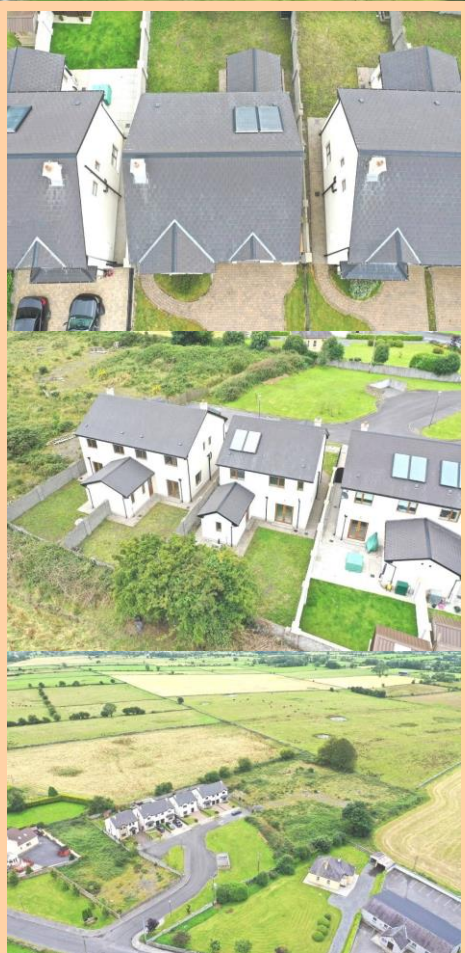


For Sale

6 Bealach Na Ceartan, Williamstown
Co. Galway. F45 FC94
4 Bedrooms| Detached



BER B1

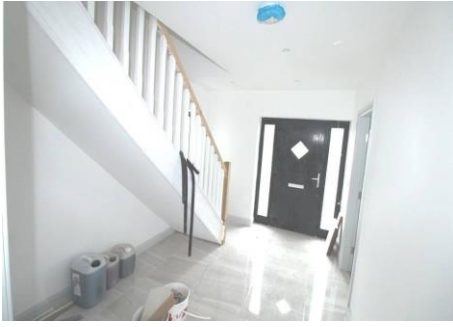


Price Region: €175,000

Very spacious new four bedroom two-storey residence built to a very high standard in much sought after area adjacent Williamstown Village and convenient to Tuam, Ballyhaunis, Castlerea and Roscommon. First time buyers can avail of a tax rebate of 10% of the purchase price for this property. (See Help to Buy Scheme for First Time Buyers). Viewing of this residence, which is near completion, comes highly recommended.

Accommodation includes Ground Floor: reception hallway, sitting room, kitchen/dining room, utility, W.C., First Floor: bedrooms four in all with one en-suite and bathroom.

**To arrange a viewing, contact the office on 090-6663700
Viewings at evenings, weekends and Bank Holidays also accommodated.**



Reception Hallway

12'4" (3.76m) x 8'9" (2.67m) Door to, tiled floor, stairs to first floor, spotlights

Sitting Room

16'8" (5.08m) x 12'4" (3.76m) Bay window to front

Kitchen/Dining Room

25'9" (7.85m) x 14'6" (4.42m) Double doors to rear, tiled floor, spotlights



Utility

8'2" (2.49m) x 7'8" (2.34m) Grand indoor boiler, tiled floor, door to rear, plumbed

W.C.

8'2" (2.49m) x 5'1" (1.55m) Toilet, wash hand basin, tiled floor

Landing

15'3" (4.65m) x 5'0" (1.52m) hotpress (airing cupboard) off



Bedroom One

11'5" (3.48m) x 10'8" (3.25m)

Bedroom Two

11'3" (3.43m) x 11'0" (3.35m) En-suite off 10'9" x 3', toilet, wash hand basin, shower, tiled floor, part wall tiling

Bedroom Three

14'3" (4.34m) x 10'6" (3.2m) Bay window to front

Bedroom Four

11'0" (3.35m) x 10'8" (3.25m)

Bathroom

10'1" (3.07m) x 6'2" (1.88m) Toilet, wash hand basin, shower separate, tiled floor, part wall tiling



- Solar Panels
- Beam vacuum system
- Heat recovery system
- Oil fired central heating
- Laid lawns
- Large enclosed rear garden
- Cobblelocking to front driveway

