

For Sale

Residence on 0.61 Hectares At
Shannagh Beg, Glenamaddy, Co. Galway. F45 CX99
4 Bedrooms| Bungalow



Price Region: Offers Excess €75,000

Very attractive four bedroom bungalow in need of minor repairs to the rear extension, standing on an elevated corner site containing c. 1.5 acres and commanding unrivalled views of the surrounding countryside. The property has extensive road frontage and holds huge potential for extension, with the possibility for a building site to the side/rear (subject to planning). The water is supplied by the local group water scheme.

The property is located close to Glenamaddy. Amenities within easy reach include shops, pubs, Credit Union, post office, church, primary & post-primary schools, childcare, health centre, chemist, community centre, sports facilities, playground, etc. The property is in commuting distance of Castlerea, Tuam, Roscommon and Galway city.

Accommodation includes porch to front, reception hallway, sitting room, kitchen/dining room, utility, W.C., bedrooms four in all and bathroom.

Viewing comes highly recommended.

To arrange a viewing, contact the office on 090-6663700

PSRA Licence No. 001350

Office: Main Street, Athleague, Roscommon, County Roscommon, F42 TW70

Tel: 090-6663700

Email: info@connaughtonauctioneers.ie

Porch to Front

Door to

Reception Hallway

Tiled floor

Sitting Room

18'7" (5.66m) x 14'9" (4.5m) Feature stone open fireplace with wooden outset incorporating press units, carpeted

Kitchen/Dining Room

14'5" (4.39m) x 6'3" (1.91m) Sink unit, tiled floor, hotpress (airing cupboard) off, indoor oil boiler

Utility

10'2" (3.1m) x 6'9" (2.06m) Tiled floor, fitted unit, door to rear

Bedroom One

12'6" (3.81m) x 11'8" (3.56m) Carpeted, tiled open fireplace, coving

Bedroom Two

12'7" (3.84m) x 8'6" (2.59m) Carpeted, fitted wardrobes, coving

Bedroom Three

12'11" (3.94m) x 8'10" (2.69m) Tiled floor, fitted wardrobe, coving

Bedroom Four

12'10" (3.91m) x 5'10" (1.78m) Carpeted, fitted wardrobe

W.C.

Toilet, Tiled floor

Bathroom

6'7" (2.01m) x 6'7" (2.01m) Wash hand basin, bath, tiled floor, part wall tiling

OTHER FEATURES

- Block wall to front
- Driveway stoned
- Laid lawns, overall site area c. 1.5 Acres
- Range of flower and shrubbery beds
- Oil fired central heating
- All four bedrooms have been dry-lined
- Electric Shower in bathroom
- Dual central heating : back-boiler in the sitting room fire combined with oil fired central heating
- Curtains in bedrooms and sitting room included in sale
- Tall fridge-freezer included in sale
- Washing machine included in sale
- Driveway stoned with cattle-grid at entrance with ample parking spaces
- Pedestrian gate from the road at the front



Shannagh Beg, Glenamaddy, Co. Galway. F45 CX99



Shannagh Beg, Glenamaddy, Co. Galway. F45 CX99



Shannagh Beg, Glenamaddy, Co. Galway. F45 CX99



Shannagh Beg, Glenamaddy, Co. Galway. F45 CX99



Shannagh Beg, Glenamaddy, Co. Galway. F45 CX99



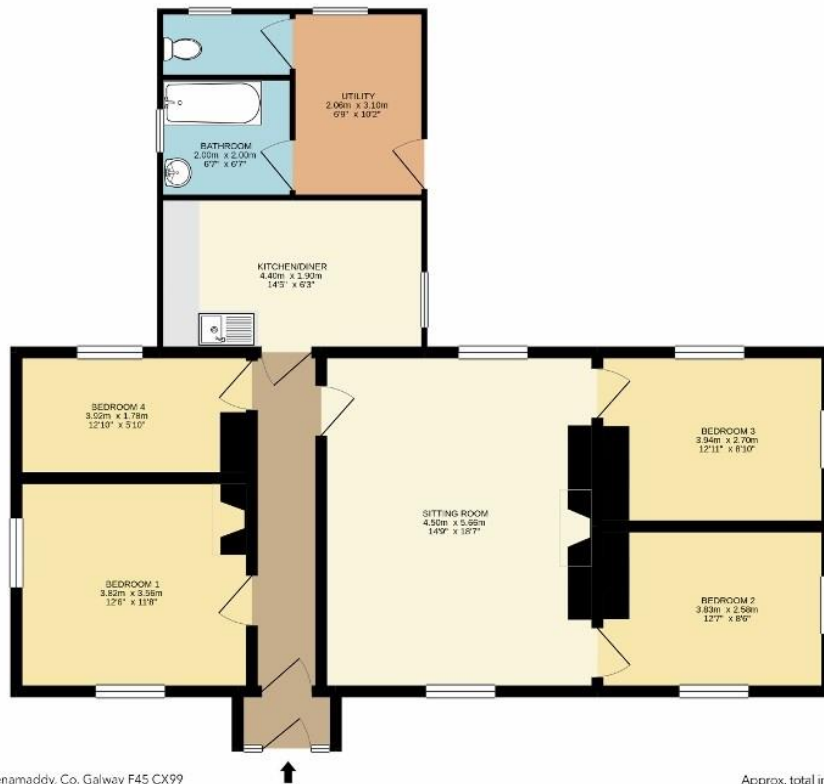
Shannagh Beg, Glenamaddy, Co. Galway. F45 CX99











Shannagh Beg, Glenamaddy, Co. Galway F45 CX99

4 1 1.50 ac
0.61 ha

Approx. total internal floor area 100m² / 1076ft²

DISCLAIMER: Floor plan measurements are approximate and are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only. The dimensions are not intended to form part of any contract or warranty.