

# For Sale

Residence On c. 15.4 Acres At  
Ardoslough, Glenamaddy, Co. Galway. F45 DW68  
4 Bedrooms| Land Residential



Price Region: Offers Excess €150,000

Prime four bedroom residence standing on c. 15.4 acres to come on the open market located c. 2.5 miles from Glenamaddy Town, just off the Kilkerrin Road. The residence is in need of minor renovation with extensive range of outbuildings adjacent.

Accommodation includes Ground Floor: porch to front, reception hallway, living room, kitchen/dining room, sitting room/bedroom, bathroom, First Floor: bedrooms three in all.

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

## **Porch to Front**

5'8" (1.73m) x 5'0" (1.52m) Door To

## **Reception Hallway**

5'6" (1.68m) x 3'9" (1.14m)

## **Living Room**

14'5" (4.39m) x 10'9" (3.28m) Stanley solid fuel stove, hotpress (airing cupboard) off

## **Kitchen/Dining Room**

13'2" (4.01m) x 10'6" (3.2m) Fitted units, door to rear

## **Sitting Room/Bedroom One**

14'8" (4.47m) x 9'9" (2.97m) Marble fireplace

## **Bathroom**

8'0" (2.44m) x 6'4" (1.93m) Toilet, wash hand basin, bath

## **Landing**

## **Bedroom Two**

14'9" (4.5m) x 11'1" (3.38m) Carpeted

## **Bedroom Three**

7'7" (2.31m) x 7'2" (2.18m) Carpeted

## **Bedroom Four**

14'4" (4.37m) x 7'6" (2.29m) Carpeted, built in wardrobe

## **OTHER FEATURES**

- Outbuildings Adjoining Residence 17` x 12`4" - Sliding door to, 11`5" x 10`1" - door to
- Shed to front 32` x 13`3" - open to front with two openings
- Sheds to rear 25` x 10` - set into three areas, 15;4" x 7` - shed, 15`4" x 14`9" - old milking parlo
- Hayshed 30` x 21` - 2 bay hayshed with cubicles
- Range of other farm buildings to rear
- Block wall to front
- Extensive range of outbuildings
- Overlooking Glenamaddy Turlough
- Located in quiet countryside setting on cul-de-sac road
- Holding huge potential



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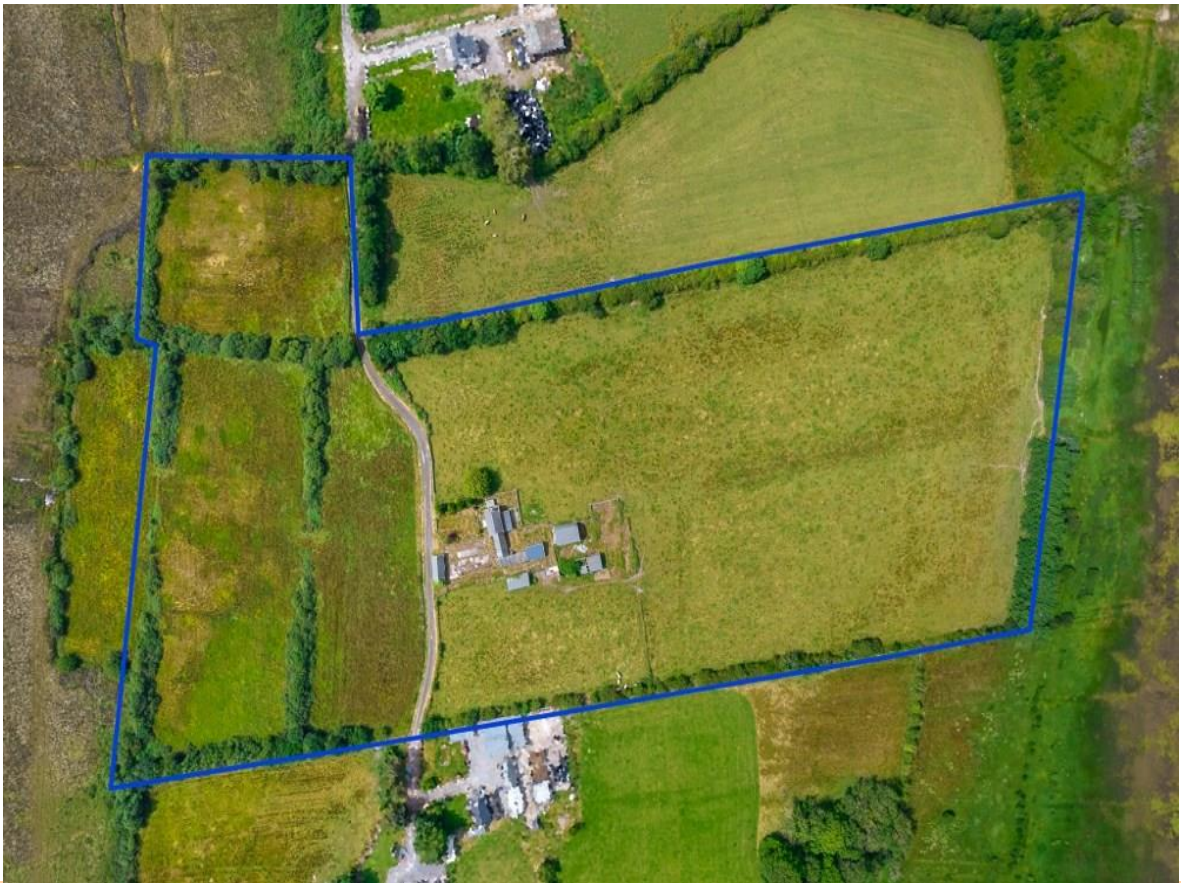
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4 1 2 303m<sup>2</sup> / 3261ft<sup>2</sup> 15.4 ac / 6.23 ha

Approx. total internal floor area 96m<sup>2</sup> / 1033ft<sup>2</sup>

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.