

**MULLERY**  
AUCTIONEERS



**BER C3**

FOR SALE BY PRIVATE TREATY | 8 Fairhill Road Upper, The Claddagh, Galway



## *8 Fairhill Road Upper, The Claddagh, Galway*

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Mullery Auctioneers proudly present to the market this deceptively spacious home on Fairhill Road Upper, located in one of the city's most desirable areas.

Number 8 is an extended residence offering over 1,700 sq. feet of well-maintained and beautifully presented living space.

Upon entering, the spacious porch leads into a hallway with tiled flooring. To the right is a generously proportioned living room with wooden floors and a charming brick fireplace with a gas fire. The front extension adds a cozy seating nook, perfect for relaxation. Double doors connect the living room to a dining area, also featuring wooden floors. Another set of doors open into a conservatory with a gas fire and sliding patio doors that lead to the rear garden. Adjacent to the dining area is a kitchen and a separate utility room. A shower room completes the ground floor layout.

Upstairs, the home features three large en-suite bedrooms. The master bedroom, located at the front of the house, boasts wall-to-wall built-in wardrobes and an en-suite with both a bath and a separate shower. A small attic room, accessible via a ladder from the landing, offers additional storage space and a second attic is accessed via a pull down ladder.

Outside, the front of the property features a paved driveway providing off-street parking. To the rear is a low-maintenance paved garden with shed.

It's not hard to see why The Claddagh is such a desirable part of Galway City. It is convenient to an abundance of services and amenities including schools, shops, parks, beaches, promenade as well as a choice of excellent bars, restaurants and coffee shops. Galway's fashionable Westend, as well as The Latin Quarter, Salthill Village and the city centre itself are all within a short stroll.

This is a rare opportunity to acquire a superb home in a prime location.

### **BER DETAILS**

BER: C3

BER Number: 114598485

Energy Performance Indicator: 222.15 kWh/m<sup>2</sup>/yr



## ACCOMMODATION

<b>Porch</b>	With wooden floor
<b>Hall</b>	With tiled floor
<b>Living Room</b>	<b>17'10" (5.44m) x 11'3" (3.43m) + 8'5" (2.57m) x 5'6" (1.68m)</b> Feature brick fireplace with coal effect gas fire, wooden floor, double doors opening to dining area.
<b>Dining Area</b>	<b>17'4" (5.28m) x 11'4" (3.45m) Max</b> With wooden floor.
<b>Kitchen Area</b>	<b>11'9" (3.58m) x 7'5" (2.26m)</b> Range of fitted wall and floor units, built-in oven, hob, extractor fan, stainless steel sink unit, tiled floor, tiled splashback
<b>Utility Room</b>	Fitted cupboards, stainless steel sink unit, tiled floor, tiled splashback
<b>Conservatory</b>	<b>11'4" (3.45m) x 9'5" (2.87m)</b> With wooden floor, coal effect gas fire with brick surround & hearth, patio door to rear
<b>Shower Room</b>	Vanity unit with whb, WC, `Mira` shower, tiled floor, extractor fan
<b>First Floor</b>	
<b>Landing</b>	Wooden floor, large walk-in hot press, `Stira` to attic
<b>Bedroom 1</b>	<b>13'3" (4.04m) Max x 13'1" (3.99m) Max</b> Wooden floor, wall to wall built-in wardrobes, recessed lights
<b>En-suite</b>	Bath, WC, whb, separate shower with `Mira` shower, tiled floor, tiled walls
<b>Bedroom 2</b>	<b>11'4" (3.45m) x 9'10" (3m)</b> With wooden floor
<b>En-suite</b>	`Mira` shower, WC, whb, tiled floor, tiled walls
<b>Bedroom 3</b>	<b>18'7" (5.66m) Max x 10'3" (3.12m) Max</b> With wooden floor
<b>En-suite</b>	`Mira` shower, WC, whb, tiled floor, tiled walls
<b>Attic</b>	<b>11'0" (3.35m) x 8'2" (2.49m)</b> Velux window





## FEATURES

- Extended Residence
- Presented in Pristine Decorative Order
- 3 En-suites
- Conservatory
- Attic Storage Space
- Paved Driveway
- Highly Desirable Location

## VIEWING

By Appointment

## CONTACT

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**PRICE REGION €640,000**



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