

MULLERY
AUCTIONEERS



BER C2

FOR SALE BY PRIVATE TREATY | Apartment 1 Maunsells Court, 20 Maunsells Road, Galway

Apartment 1 Maunsells Court, 20 Maunsells Road, Galway

Welcome to this exquisite two-bedroom duplex apartment, situated within a unique development of just three apartments on the highly sought-after Maunsells Road.

Apartment 1 Maunsells Court is a tastefully presented owner-occupied property that boasts a host of rare features not typically found in apartment living. These include oil-fired central heating, a fireplace in the living room, a large conservatory off the main bedroom and a smaller conservatory off the second bedroom, a private patio area, and a rear storage shed.

The accommodation is bright, spacious, and well-proportioned, extending to approximately 960 sq. ft. Upon entering, you are welcomed by a small lobby that leads into a beautifully appointed living room. This inviting space features a fireplace, bespoke fitted bookcases, and a charming window seat enjoying an elevated position overlooking Maunsells Road. Beyond the living room, the kitchen/dining area enjoys a bright and airy ambiance, overlooking the grounds of Coláiste Mhuire Mháthair. The kitchen is well-equipped with a range of fitted units, a breakfast bar, and appliances.

A staircase leads to the ground floor, where a thoughtfully designed hallway features built-in shelving and a cupboard housing the washer/dryer. The apartment offers two bedrooms, one of which is en suite. The main bedroom boasts a generous conservatory, while the second bedroom benefits from a smaller conservatory, both of which provide access to outside. A well-appointed main bathroom completes the layout.

The property enjoys communal gardens to the front, while a gated driveway to the side leads to the rear where there is parking and a communal garden. Number 1 benefits from a private patio area and storage shed.

Maunsells Court enjoys an enviable location on Maunsells Road, just off Taylor's Hill. This prime location is within a short walk of The University of Galway, University Hospital Galway, Galway's Westend, Latin Quarter and City Centre as well as Salthill Village, beaches and promenade. The setting is both tranquil and convenient, with the scenic playing fields of Coláiste Mhuire Mháthair at the rear.

This exceptional apartment will appeal to a wide range of buyers, including owner-occupiers seeking a spacious home in an intimate development, investors looking for a prime property in a sought-after location, and those in search of a holiday home within walking distance of Salthill and Galway City. It also presents an ideal opportunity for families with students attending nearby institutions.





ACCOMMODATION

Entrance Lobby:		Laminate floor
Living Room:	11'9" (3.58m) x 14'6" (4.42m) Max	Fireplace, window seat with underneath storage, built-in bookcases & shelving, Laminate floor, ceiling coving & centrepiece
Kitchen/Dining Room:	18'6" (5.64m) x 12'0" (3.66m)	Range of fitted wall & floor units, built-in oven & hob, dishwasher, fridge/freezer, laminate floor, breakfast bar, stainless steel sink unit, tiled splashback, built-in shelving, under cabinet lights.

GROUND FLOOR

Hall:		Built- in shelving & cupboards, washer/dryer, laminate floor
Bedroom 1:	15'2" (4.62m) Max x 10'11" (3.33m)	Built-in wardrobes, dressing table & drawers, laminate floor
En-suite:		Shower, wc, whb, laminate floor, tiled walls
Conservatory:	13'6" x 8'8" (Average)	Tiled floor, access to paved patio.
Bedroom 2:	10'11" (3.33m) x 8'6" (2.59m)	Laminate floor
Conservatory		Tiled floor, access to rear.
Bathroom:		Bath with over head shower, wc, whb, tiled floor, tiled walls, heated towel rail, window

BER DETAILS

BER: C2
BER Number: 107513780
Energy Performance Indicator: 191.17
kWh/m²/yr





FEATURES

- OFCH
- Fireplace
- 2 Conservatories
- Beautifully Presented
- Parking to Rear
- Storage Shed
- Private Patio Area
- Only 3 Apartments in Development
- Excellent Location
- Owner Occupied

CONTACT



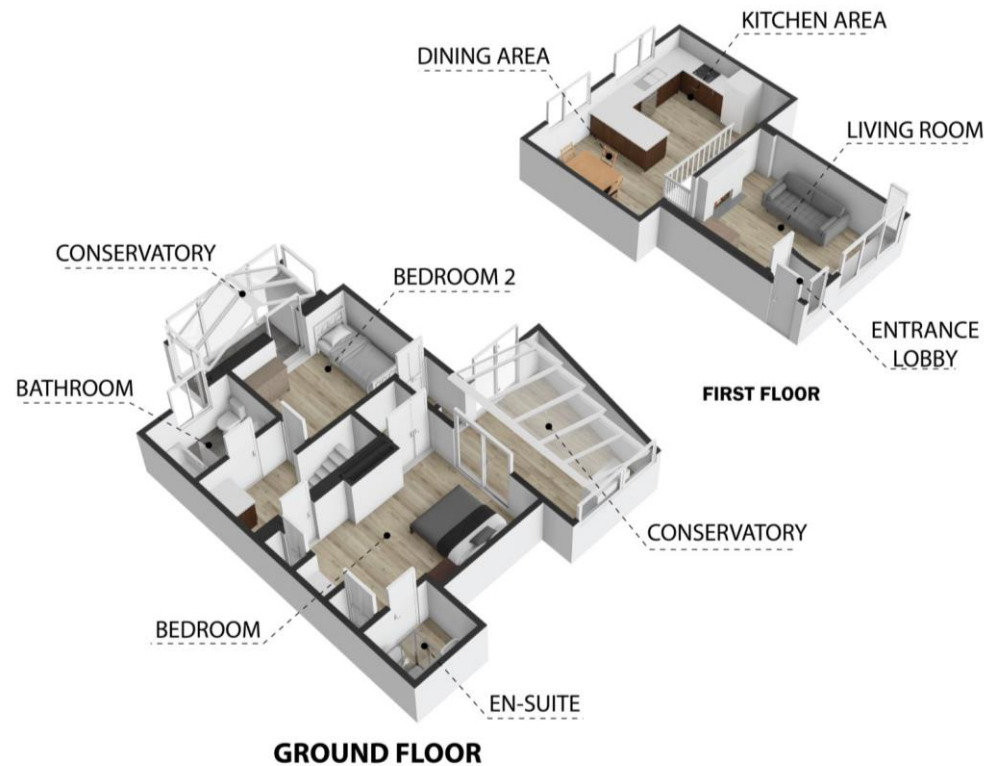
Mike Mullery
Director

T: 091 567275

M: 087 6424106

E: mike@mulleryauctioneers.ie

PRICE REGION €350,000



Apartment 1, Maunsells Court, 20 Maunsells Road, Galway.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

MULLERY
AUCTIONEERS



Mullery Auctioneers Ltd.
106 Prospect Hill, Galway City H91 F9K7

T: + 353 91 567275

E: info@mulleryauctioneers.ie

mulleryauctioneers.ie



EXPERIENCE. PROFESSIONALISM. SERVICE.

Messrs. Mullery Auctioneers Ltd. for themselves and for the vendors or lessors of this property whose agents they are, give notice that: - (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Mullery Auctioneers Ltd. has any authority to make or give any representation or warranty whatever in relation to this property. (iv) We have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. (v) All measurements are approximate, and photographs and maps provided are for guidance only. (vi) Where a Matterport Virtual Tour is provided, we do not accept any responsibility for the accuracy of the Matterport measurement tool. Interested parties must confirm these measurements themselves by inspection or otherwise. (vii) Where a floorplan is provided, please note the following: Whilst every attempt has been made to ensure the accuracy of these floorplans, any measurements, position of doors, windows etc are approximate and no responsibility is taken for any error, omission, or misstatement. These plans are provided for illustrative purposes only and should be used as such. These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to this important notice. **PSRA Licence No. 001045**