



‘ST. MICHAELS’

Averard West, Taylors Hill, Galway City, County Galway



'ST. MICHAELS', AVERARD WEST, TAYLORS HILL, GALWAY CITY, COUNTY GALWAY



A SUPERB RESIDENCE WITH MAGNIFICENTLY PROPORTIONED ROOMS ALL OVERLOOKING MATURE GARDENS AND GROUNDS LOCATED IN THE MUCH SOUGHT AFTER LOCATION OF TAYLORS HILL IN GALWAY CITY

340 sq m / 3,660 sq ft approx

For Sale by Private Treaty

BER: D2 | BER No. 109855445 | EPI: 285.8 kWh/m²/yr



SPECIAL FEATURES

- Magnificent location, within close proximity of Galway City
 - 3,660 sq ft approx
 - Mature garden and grounds
- Large family home with excellently proportioned rooms
- Victorian property with superb character throughout
- Stone Coach House to the rear with potential for several uses subject to planning permission from Galway City County Council

Galway City Centre: 1.3 km | 0.8 miles

Dublin International Airport: 216 km | 134 miles

Dublin City Centre: 210 km | 130 miles

Barna: 3 km | 1.86 miles

Salthill: 1.2 km | 0.7 miles

Shannon International Airport: 96 km | 59 miles

(All times and distances are approximate)

LOCATION

Sitting in the affluent area of Averard West in Taylors Hill, St. Michaels is very conveniently located within 15 minutes' walk of City Centre, NUIG/UCHG, Salthill Village and promenade. Galway is one of the urban jewels of the Wild Atlantic Way. The gateway to Connemara, the city itself is famous for its international arts festival, which takes place every July, as well as being home of the world-renowned Druid Theatre Company. The friendly city is within walking distance and abounds in atmospheric bars and restaurants, from the casual to the high end gastronomic experience. You'll also find a choice of shopping – from the local and the quirky, to the international. The city takes its character from its proximity to the sea, and the Spanish Arch area is a firm favourite for city dwellers taking a break, soaking up the unique atmosphere of this wonderful spot. Traditional music is also a signature feature of Galway life, while another annual highlight on the Irish social calendar, The Galway Races, brings lovers of the Sport of Kings flocking to the city each August. Galway has been designated the 2020 European Capital of Culture. There are a host of leading schools both primary and second level within minutes, as are shops and sports amenities.

ST. MICHAELS

St. Michaels is a patiently restored period home with excellently proportioned rooms and plenty of character that includes original features such as sash windows, shutters, high ceilings and wooden floors in some rooms while accommodating some modern family necessities.

The entrance hall is bright and spacious with panelled walls, feature staircase and wooden flooring. To the right is a beautiful drawing room with large sash windows, feature marble fireplace and solid timber flooring. This room is perfect for entertaining. The same can be said about the family room to the left and is finished with a solid wood burning stove that has become popular as a heating alternative. Both the drawing room and family room are both dual aspects with picturesque views over the private gardens. The dining room also with timber flooring could also be used as a downstairs guest bedroom. There is an ensuite with this guest bedroom with double doors leading to the garden. The kitchen is a spacious family area that has a very homely atmosphere and embraces traditional elements such as an AGA and tiled flooring and impressive solid timber units completes this quintessential kitchen making it a truly inviting space. The utility room completes the ground floor accommodation.



The first floor with its 5 bedrooms is just as impressive as the ground floor. The master bedroom suite is spacious and comfortable with a superb en-suite bathroom.

The house links seamlessly with the gardens and well maintained grounds, this being exemplified not only by the abundance of windows offering a plenitude of sunlight but also doors which directly link some rooms with the beautiful patios and gardens. The gardens are extremely well maintained with superb driveway, raised flower beds and Liscannor walkways surrounding the house.

THE STONE COACH HOUSE

The Stone Coach House that is used currently for storage could be easily converted to living accommodation subject to full planning from Galway City County Council.

TECHNICAL INFORMATION

SERVICES | Mains electricity, mains drainage, mains water, oil fired central heating.

SALE METHOD | Private Treaty.

FIXTURES & FITTINGS | All carpets, curtains and blinds, any integrated items and light fittings are included in the sale.

TENURE & POSSESSION | The property is offered for sale freehold with vacant possession being given at the closing of sale.

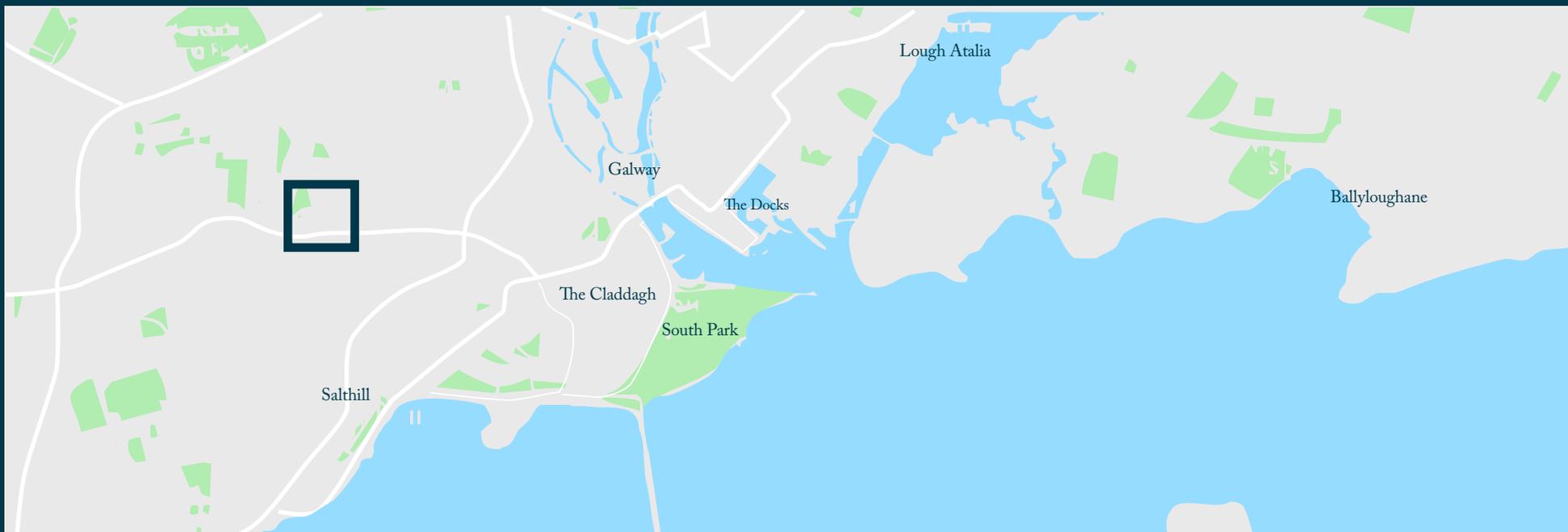
VIEWING | Strictly By Private Appointment







340 Sq Mt / 3660 Sq FT
 Measurements and layout are approximate and
 for illustration purposes only





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