

RESIDENTIAL

**40 Hazelwood Court
Taylor's Hill Road
Galway**

**POWER
PROPERTY**

FOR SALE BY PRIVATE TREATY



BER D1

Attractive three bedroom detached dwelling house.

Accommodation extends to approximately c.113 sq. m. / 1,218 sq. ft.

Situated in one of Galway's most affluent areas within a mature and well maintained development.

Close to all local amenities and within walking distance of Salthill Promenade.

Ideal family home or first time buyer's property.

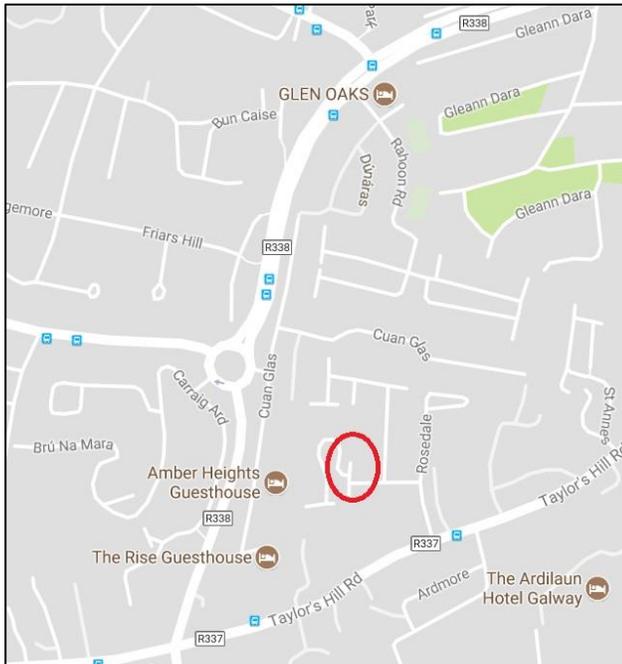
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www.ppg.ie

LOCATION

The subject property is well located just off Taylor's Hill Road in one of Galway most sought after residential areas. Hazelwood Court is located within 2.5 km of Galway City, National University of Ireland Galway and University Hospital Galway.

40 Hazelwood Court is situated in a cul da sac location within a mature and well maintained development. Frequent public transport links and amenities lies on the doorstep and include the Ardilaun Hotel, Taylor's Hill Pitch and Putt and Salthill Promenade to name but a few.



DESCRIPTION:

The property comprises of a three bedroom detached dwelling house, which is spread over ground and first floor. The accommodation extends to approximately 113 sq. m. (1,218 sq. ft.). Internally, the property is well laid out with a living / reception room, separate kitchen, utility and dining room with extensive glazing which overlooks the rear garden. There are also two double bedrooms including one ensuite on the ground floor. While the first floor comprises of an oversized master bedroom which benefits from extensive built in wardrobes and a large ensuite/shower room. All bathrooms / shower rooms are fully tiled and solid wood flooring is fitted in a number of rooms.

The property has been well maintained throughout and is presented in very good condition.

Externally, there is an enclosed garden to the rear / side of the property together with a boiler house which extends to c. 4.41 sq. m. The grounds are complete with attractive paved paths and a paved driveway which facilitates parking for two vehicles.

SERVICES:

Heating: Oil fired central heating, with radiators throughout. There is also a feature fireplace with gas fire insert.

Water: Mains

Waste Water: Mains

ACCOMMODATION:

The approximate gross internal floor areas are as follows:

Floor	Description:	Area Sq. M.
Ground	Entrance Hall	7.22
Ground	Living Room	18.26
Ground	Dining Room	13.95
Ground	Bathroom	4.07
Ground	Hotpress	1.49
Ground	Bedroom 1	11.72
Ground	Ensuite	2.16
Ground	Bedroom 2	10.38
Ground	Kitchen	9.21
Ground	Utility	5.09
	Stairs & Landing	4.41
First	Bedroom 3	18.21
First	Ensuite	7.04
Total Overall Area:		113 sq. m

BER RATING

BER D1BER No. 100930239.....Energy performance Indicator: 234.41 kWh/m2/yr

QUOTING PRICE

€450,000

VIEWING

Strictly by appointment with the sole agents
Power Property

CONTACT

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Disclaimer Policy:

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm.

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- All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor.
- None of the statement contained in these particulars as to this property are to be relied on as statements or representations of fact.
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PSRA Licence No: 001297

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