



Three bedroom bungalow in need of completion located c. 2 km from the town of Glenamaddy, Co. Galway. This property is in a good location and has been recently re-roofed. The internal layout has two large open plan spaces with addition of three extra rooms between the ground and first floor which can be divided and designed for usage to the purchasers own taste. There is an option to purchase additional land to the rear if so desired. Definitely a must to view to appreciate the potential of the residence. Accommodation includes Ground Floor: entrance porch, open plan living/dining/sitting room, bedroom one and kitchen, First Floor: open plan area, bedroom two.

For further details or to arrange a viewing contact the office on 090 6663700

These particulars are issued by Ivan Connaughton M.S.C.S.I., Auctioneer & Valuer - BSc Property Valuation & Management, Main Street, Athleague, Co. Roscommon on the basis that all negotiations will be conducted through this firm.

No responsibility is accepted by this firm in respect of any errors or inaccuracies herein.

The contents hereof do not form part of any contract that may be entered into in respect of the property referred to herein.

**Office Address: Main Street, Athleague, Co. Roscommon PSRA LICENCE NO: 001350**

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<i><b>Room</b></i>	<i><b>Area (Approx)</b></i>	<i><b>Room Details</b></i>
<i><b>Ground Floor</b></i>		
<i><b>Entrance Porch</b></i>	<i><b>5'6" x 3'10"</b></i>	<i><b>Glass panel entrance doorway with side picture windows</b></i>
<i><b>Main Dining/Sitting/Living Room</b></i>	<i><b>26'10" x 18'2"</b></i>	<i><b>Large open plan room on split level, part wooden flooring, three large windows affording plenty of light</b></i>
<i><b>Kitchen</b></i>	<i><b>19' x 9'</b></i>	<i><b>Plumbed</b></i>
<i><b>Bedroom 1</b></i>	<i><b>18'5" x 11'5"</b></i>	<i><b>Two windows overlooking both side and front of property</b></i>
<i><b>First Floor</b></i>		
<i><b>Open Plan Space</b></i>	<i><b>25'7" x 24'6"</b></i>	<i><b>Large open plan space which can be divided into two or three rooms, Velux large window</b></i>
<i><b>Bedroom 2</b></i>	<i><b>11'8" x 13'6"</b></i>	<i><b>Under roof storage, window overlooking side of property</b></i>

#### **OTHER FEATURES**

- ***Solid wood doors***
- ***Oil fired central heating***
- ***Mains water***
- ***Septic tank***
- ***Opportunity to acquire additional land if desired***
- ***Newly roofed***
- ***Mature trees to front***
- ***Gated entrance***
- ***Driveway parking***
- ***Good location c. 2 km from Glenamaddy Town***

*Sitting Room*



*Sitting Room*



*Kitchen*



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*Bedroom*



*First Floor*



*First Floor*



*View from Rear  
of Property*

