

FOR SALE

Corofin Village

Co. Galway

H54 RY10

PRICE REGION: OFFERS EXCESS €200,000

Property Reference: R2024A



Very attractive three bedroom bungalow residence in excellent condition located within walking distance of village centre, convenient to both Tuam and Galway City and located close to the M17 Tuam to Limerick motorway. The residence stands on c. 0.42 acres with detached garage to rear. Accommodation includes reception hallway, sitting room, living/dining room, kitchen, bedrooms three in all with two en-suite and bathroom. Viewing comes highly recommended.

To arrange a viewing contact the office on 090-6663700

Viewings at evenings, weekends and Bank Holidays also accommodated

These particulars are issued by Ivan Connaughton MIPAV of Connaughton Auctioneers - 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 F42 TW70
Office Tel: 09066 63700 E-mail: info@connaughtonauctioneers.ie

<i>Room</i>	<i>Area (Approx)</i>	<i>Room Details</i>
<i>Porch to Front</i>		
<i>Reception Hallway</i>	<i>11'3" x 6'</i>	<i>Doorway to, tiled floor, storage area off</i>
<i>Sitting Room</i>	<i>14'7" x 12'5"</i>	<i>Feature fireplace with gas inset, tiled floor, fitted display unit, centre light and centre rose</i>
<i>Living/Dining Room</i>	<i>14'7" x 10'5"</i>	<i>Feature fireplace with gas inset, tiled floor, fitted display unit, centre light and centre rose</i>
<i>Kitchen</i>	<i>18'5" x 10'6"</i>	<i>Fully fitted kitchen including built in cooker, gas hob, extractor fan, fridge freezer, washing machine, dryer, inset tiling, tiled floor, breakfast counter, door to rear</i>
<i>Bedroom 1</i>	<i>15'4" x 8'10"</i>	<i>Carpeted</i>
<i>Bedroom 2</i>	<i>13' x 8'10"</i>	<i>Carpeted, walk in wardrobe off, en-suite off 9'6" x 4'10", toilet, wash hand basin, shower, tiled floor, part wall tiling</i>
<i>Bedroom 3</i>	<i>14' x 10'6"</i>	<i>Built in wall to wall wardrobe with provision for bed inset, carpeted, en-suite off 10'5" x 3'8", toilet, wash hand basin, shower, tiled floor, part wall tiling</i>
<i>Bathroom</i>	<i>10'4" x 5'7"</i>	<i>Toilet, wash hand basin, bath, tiled floor, part wall tiling</i>

OTHER FEATURES

- ***Garage to rear 24'1" x 17'2" – Double doors to front – door to side***
- ***Greenhouse to rear 16'8" x 6'5"***
- ***Gas fired central heating with condenser boiler***
- ***Double entrance to front***
- ***Driveway kerbed and tarmacadamed to front, concreted to rear***
- ***Laid lawns, large mature garden to rear***
- ***Range of flower and shrubbery beds***
- ***Traditional stone wall to front***
- ***Block wall to one side, mature hedging to other side***
- ***Feature pond and well in back garden***

RECEPTION HALLWAY



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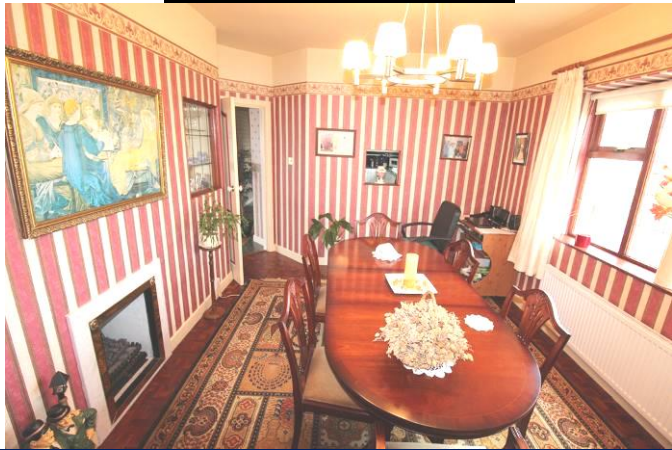
SITTING ROOM



SITTING ROOM



DINING/ LIVING ROOM



DINING/ LIVING ROOM



KITCHEN



KITCHEN



KITCHEN



BEDROOM



BEDROOM



BEDROOM



BEDROOM



BEDROOM



BATHROOM



GARAGE TO REAR



GARDEN TO FRONT



GARDEN TO FRONT



GARDEN TO FRONT



FRONT OF RESIDENCE



FRONT OF RESIDENCE



REAR OF RESIDENCE



REAR OF RESIDENCE



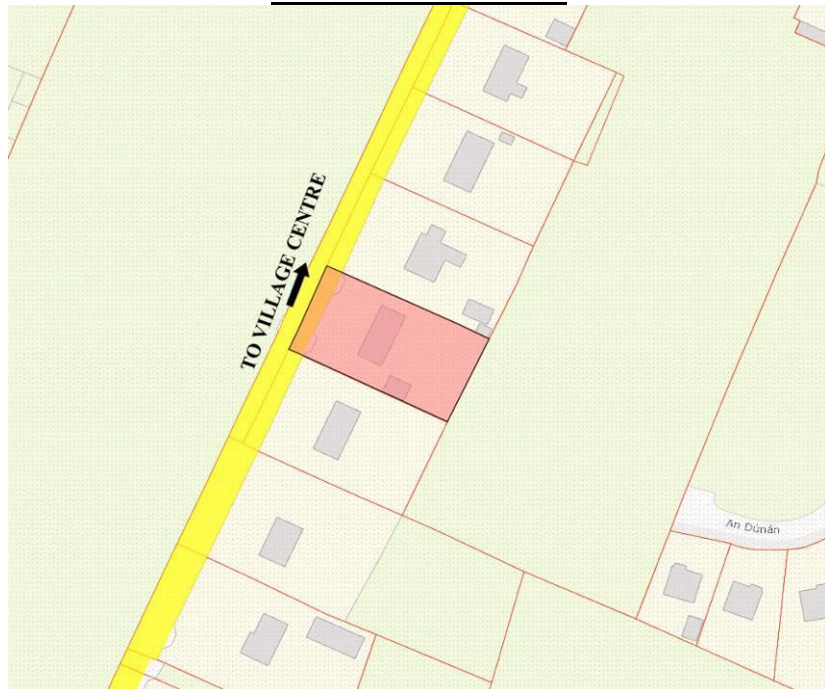
REAR OF RESIDENCE



REAR VIEW OF RESIDENCE



MAP OF PROPERTY



MAP OF TOWN

