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O'DONNELLAN & JOYCE

1 Bothair na Greine, Forramoyle West, Barna, Galway

BER C1

5 Bed Detached House 2644 ft² / 245.64 m²

ASKING PRICE €750,000



STUNNING 4/5 BED DETACHED PROPERTY ON ELEVATED SITE WITH SPECTACULAR SOUTH FACING VIEWS OVER GALWAY BAY & SURROUNDING COASTLINE

O'Donnellan and Joyce are delighted to offer for sale by Private Treaty a fantastic 4/5 bedroom detached family home located on an exceptional elevated site of approximately 0.7 of an acre in Forramoyle West, Barna. The property offers incredible uninterrupted views of Galway Bay, the Claire Hills and the surrounding coastline and offers the potential purchaser a fabulous family home that boasts both privacy and seclusion, whilst still having the added benefit of a wonderful development with plenty of neighbours.

The property is possibly one of the finest homes to come to the market in Galway and is located just 2km past Barna Village along the coast road at Bothar Na Greine, between the villages of Barna & Furbo.

Properties in this area rarely come to the market and this is one of the finest and most attractive family homes to come to the market for some time. Located off the main Barna to Furbo road at the start of a tranquil cul de sac of only 6 superior detached homes. The gardens surrounding the property are wonderfully maintained with manicured lawns, a paved patio area, landscaped pathways, a fenced in vegetable garden with green house and wonderful mature planting.

The lay out of the property maximises the exposure to the breathtaking views and offers a South & South West aspect overlooking Galway Bay, the Clare Hills and surrounding coastline from most of the rooms such as the conservatory, sitting room, dining room and kitchen on the ground floor and from the master bedroom and 4th bedroom on the first floor.

The accommodation for this wonderful property is comprised of an entrance porch, a bright & spacious entrance hallway, a downstairs guest toilet, to the left of the hallway is the kitchen with a seating area and a separate utility room off the kitchen. The property also offers a separate dining room, a sitting room with feature fireplace and beautiful sun filled conservatory all with a South facing aspects. A downstairs bedroom with en suite bathroom and office/study or optional 5th bedroom completes the accommodation on the ground floor.

Upstairs the accommodation comprises of a main family bathroom and further three double bedrooms, two of which offer en suite bathrooms. The large master bedroom and bedroom 3 are South facing making the most of the spectacular views of Galway Bay, while bedroom 4 is to the rear and overlooks the wonderful local countryside.

Outside the property has the most spectacular gardens surrounding it with tarmac driveway, lush rolling lawns, landscaped pathways, a paved patio area, a wonderful fenced vegetable garden with greenhouse, elegant mature planting throughout, a separate block built garage and parking for multiple cars.

This is an outstanding family home in a unique location between Barna Village and Furbo along the wild Atlantic Way. that will quite literally take your breath away. These wonderful communities offer a host of amenities such as schools, shops, restaurants and wonderful beaches. The property also has easy access to Salthill Village and Galway city which are approximately 10kms away. If you are looking for something special, we strongly recommend viewing you will not be disappointed.

Features

<ul style="list-style-type: none"> • Superior 4/5 bed detached residence • Unparalleled location in one of Galway's most sought after areas • Stunning views of Galway Bay, Clare Hills & surrounding coastline • Magnificent elevated site of approximately 0.7 of an acre • South/ South West facing aspect over front garden • The layout of the property maximises the exposure to the breathtaking views • Within a small development of only 6 detached homes • Located at the start of a quiet cul de sac • Separate kitchen, dining room & sitting room • Sun filled Conservatory • Separate utility room • Downstairs guest toilet • One bedroom with en suite downstairs 	<ul style="list-style-type: none"> • Office/Study or optional 5th bedroom • Three bedrooms on first floor • 2 bedrooms en suite on first floor • Main family bathroom • Oil Fired Central Heating • Double Glazed windows • Completely private mature front & rear gardens • Fenced veg garden with green house • Landscaped pathways with mature trees & shrubbery • Private parking for multiple cars • Stand alone block built garage • Within 2kms from Barna Village on the coast road between the villages of Barna & Furbo • Less than 10kms to Salthill Village & Galway City <p>BER Details BER: C1 BER No.109583617 Energy Performance Indicator:163 kWh/m²/yr</p>
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Directions

GPS CO-ORDINATES: 53.2505236 - 9.1732385

FROM GALWAY

Travel out the Main Galway to Furbo Road R336

Go through the village of Barna

Continue along the coast road for approximately 2km

Take the next right hand turn off main road signposted Bothar Na Greine

Continue along this road until you see sign for the development

Property is the 1st house on left of this cul de sac

Accommodation

Entrance Porch	0.78m x 1.46m	Tiled flooring,
2nd Internal Porch	1.11m x 1.47m	Tiled flooring, glass paneled door to entrance hall
Main Entrance Hall	6.58m x 5.75m	Solid wood flooring, cloakroom, allows full access to downstairs accommodation and stairs to first floor accommodation
Guest Toilet	1.67m x 2.04m	Fully tiled, WC, WHB & shower cubicle, PVC frosted glass window
Bedroom 1 (Downstairs)	5.68m x 2.77m	Double room, built in wardrobes, laminate wood flooring, radiator, PVC double glazed windows overlooking driveway & front garden En Suite: WC, WHB, shower, fully tiled
Office/Study OR Bedroom 2	2.84m x 2.83m	Single room to rear, laminate flooring, radiator, PVC double glazed window
Sitting Room	4.31m x 5.84m	South facing aspect, solid wood flooring, feature fireplace with marble mantle, hearth & surround, coving, PVC double glazed patio doors to paved front patio area, views of Galway Bay & Clare Hills, single door access to separate dining room, PVC double glazed patio doors to sun room
Sun Room	3.7m x 5.7m	Extension to original property, tiled flooring, radiator, double glazed windows on all sides, double glazed roof, overlooks front & rear gardens, views of Galway bay to front, PVC double glazed door to rear garden
Dining Room	3.92m x 3.69m	South facing aspect, laminate wood flooring, gas fireplace with feature mantle, PVC double glazed window, views of Galway bay to front
Kitchen	5.66m x 4.2m	Dual aspect to South, east & westerly, tiled flooring, ample storage & shelving, solid wood units, integrated oven & hob, tiled splash back, ample seating area, PVC double glazed window, views of Galway bay to front, access to utility room
Utility Room	2.25m x 2.83m	Ample storage & shelving, tiled splash back, plumbed for washing machine & sink, tiled flooring, PVC double glazed window PVC double glazed door to terrace
FIRST FLOOR	4.12m x 3.85m	Carpeted stairs & landing, PVC velux window allowing an abundance of light, two storage presses one with hot water cylinder & the other with shelving, access to attic
Main Bathroom	2.33m x 1.94m	Tiled flooring, part tiled walls, bath, WC, WHB, velux window with easterly aspect
Bedroom 3 (Master En Suite)	5.24m x 4.87m	Extra large double bedroom to front, carpeted flooring, walk thru wardrobe (3.47 x 1.69), radiator, feature double glazed window with views of Galway Bay & coastline, feature port hole window with Westerly aspect En Suite (2.55 x 2.14): Tiled flooring, part tiled walls, WC, WHB, shower unit, bidet, radiator, velux window
Bedroom 4 (En Suite)	4.9m x 4.27m	Large double bedroom to front, carpeted flooring, built in wardrobes, radiator, feature port hole window with views of Galway Bay & coastline, westerly facing velux window En Suite (2.27 x 2.79): Tiled flooring, part tiled walls, WC, WHB, shower unit, radiator, velux window with easterly aspect
Bedroom 5	4.83m x 4.59m	Large double bedroom to rear, carpeted flooring, built in wardrobe, radiator, velux window with westerly aspect, feature port hole window overlooking rear garden
Outside Space		Circa 0.7 of an acre, wonderfully maintained with manicured lawns, a paved patio area, landscaped pathways, a fenced in vegetable garden with green house and wonderful mature planting, tarmacadam driveway, parking for multiple cars, block built garage

Viewing

For Further details please contact our office on 091-564212

OFFICE OPENING HOURS
MON TO FRI 9AM TO 5:30PM
SATURDAY 9am to 5pm (closed for lunch 1pm to 2pm)

Keep up to-date with NEW PROPERTIES by registering your details on our database, please contact our office on 091-564212.

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