

For Sale

St. Treas, Clooncun West, Glenamaddy
Co. Galway. F45 ET86
4 Bedroomsl Detached



BER C1



**Final offers by 12pm Friday 28th
August**

Luxury four bedroom American Style residence with wrap around porch in pristine condition boasting spacious living accommodation throughout. The residence stands on c. 1.75 Acres with detached garage to rear and is located c. 1 mile from Glenamaddy Town. With commanding views of the surrounding countryside, viewing comes highly recommended.

Accommodation includes Ground Floor: porch, reception hallway, sitting room, dining room, office, kitchen, utility, back hallway, en-suite bedroom, First Floor: bedrooms three in all with one en-suite and bathroom.

**To arrange a viewing, contact the office on 090-6663700
Viewings at evenings, weekends and Bank Holidays also
accommodated.**



Porch

Wrap around porch

Reception Hallway

15'0" (4.57m) x 15'0" (4.57m) Doorway to, stairs to first floor with wine cellar under, tiled floor, spotlights, wall lights

Sitting Room

19'2" (5.84m) x 16'1" (4.9m) Pot belly solid fuel stove with feature traditional stone outset, wooden floor

Dining Room

16'1" (4.9m) x 11'2" (3.4m) Wooden floor

Office

10'6" (3.2m) x 6'0" (1.83m) Off reception hallway, fitted units, tiled floor

Kitchen

21'7" (6.58m) x 15'2" (4.62m) Fully fitted country style kitchen including built in Daewoo fridge freezer, dishwasher, leisure cuisine master cooker & hob, extractor fan with feature brick outset, tiled floor, inset tiling, breakfast counter, spotlights, sliding door to rear

Utility

8'2" (2.49m) x 6'8" (2.03m) Fitted units, washing machine, dryer, indoor Super-Q Firebird oil boiler, tiled floor

Back Hallway

11'0" (3.35m) x 3'6" (1.07m) Door to rear, tiled floor, shared en-suite off 7' x 6'8", toilet, wash hand basin, shower, tiled floor, part wall tiling

Bedroom One

16'0" (4.88m) x 15'1" (4.6m) Wooden floor, spotlights, shared en-suite off 7' x 6'8", toilet, wash hand basin, shower, tiled floor, part wall tiling

Landing

19'2" (5.84m) x 16'0" (4.88m) Carpeted, lounge area overlooking front garden, wall lights, walk in hotpress (airing cupboard) 11'3" x 8', shelving, wooden floor

Bedroom Two

17'0" (5.18m) x 16'1" (4.9m) Wooden floor, bay window to front, spotlights, walk in wardrobe off 9' x 6' - wooden floor, shelving, en-suite off 12'1" x 6'10", wooden floor, spotlights, toilet, wash hand basin, shower, part wall tiling, spotlights

Bedroom Three

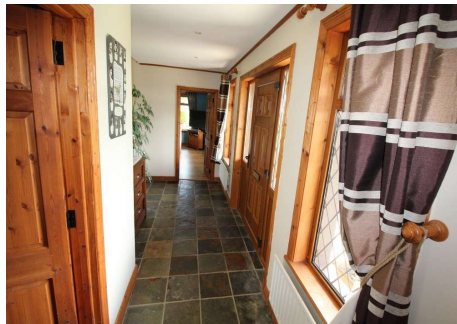
20'3" (6.17m) x 11'3" (3.43m) Wooden floor, spotlights, built in wardrobe with double doors to, study area with shelving over

Bedroom Four

16'9" (5.11m) x 16'2" (4.93m) Wooden floor, bay window to front, built in wardrobe with double doors to, study area with shelving over, spotlights

Bathroom

11'0" (3.35m) x 7'8" (2.34m) Wooden floor, toilet, wash hand basin, bath, Wainscoting to walls



- Double Garage to Rear. To Front 19'10" x 12'3" - Roller door to front, door to side, shelving, electricity to
- To Rear 19'10 x 12'3" - Games room, door to side
- Lean to off – To Side 41'2" x 7'9", door to, concrete floor
- American style residence, wrap around porch with decking, Indian sandstone to porch
- Laid lawns, large garden to front & rear, enclosed garden/yard to rear
- Overall site area c. 1.75 Acres
- Driveway kerbed & stoned, concreted to rear
- Range of maturing hedges to side & rear boundaries
- Block wall to front, cast iron gates at entrance, lighting to entrance piers and driveway
- Oil fired central heating
- Wheelchair accessible ramp with handrail to rear





