

For Sale

Noels Way, Glenamaddy, Co. Galway F45 XN51
4 Bedrooms| Detached

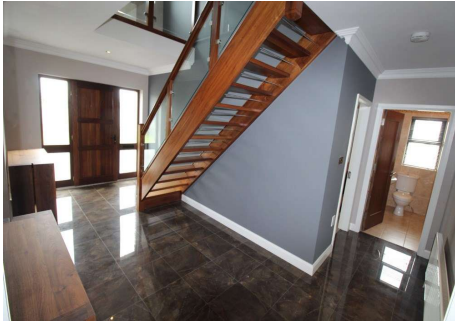
CONNAUGHTON
AUCTIONEERS
www.connaughtonauctioneers.ie

BER C1



Price on Application

Luxury four bedroom detached residence finished to a showhouse standard located on the Ballymoe Road and within walking distance of all amenities. Boasting spacious living accommodation throughout, the residence stands on c. 0.5 Acres with detached garage to rear. Accommodation comprises Ground Floor: reception hallway, sitting room, kitchen/dining room, conservatory/sunroom, bedroom. W.C, bathroom, First Floor; bedrooms three in all with all en-suite. The auctioneer invites enquiries and offers for immediate sale. For further details contact the office on 090-6663700 Viewings at evenings, weekends and Bank Holidays also accommodated



Reception Hallway

18'3" (5.56m) x 8'3" (2.51m) Door to, tiled floor, stairs to first floor, coving, spotlights

Sitting Room

16'4" (4.98m) x 15'0" (4.57m) Cast iron fireplace, marble surround, wooden floor, coving, wall lights

Kitchen/Dining Room

24'10" (7.57m) x 13'9" (4.19m) Fully fitted kitchen including built in cooker, hob, extractor fan, dishwasher, microwave, Bosch fridge freezer, breakfast counter, Granite worktops, inset tiling, fitted units, solid fuel inset stove, tiled floor, bay window to rear, spotlights, coving, double doors to conservatory /sunroom

Conservatory/Sun Room

12'0" (3.66m) x 10'9" (3.28m) French doors to rear, tiled floor, spotlights, double doors to kitchen/dining

Utility

9'0" (2.74m) x 8'3" (2.51m) Fitted units, built in washing machine & dryer, door to rear, tiled floor, built in storage unit, wall tiling

W.C.

6'8" (2.03m) x 4'1" (1.24m) Toilet, wash hand basin, fully tiled

Bedroom One

12'0" (3.66m) x 11'2" (3.4m) Built in wardrobes, carpeted, coving

Downstairs Bathroom

7'4" (2.24m) x 7'0" (2.13m) Toilet, wash hand basin, bath, fully tiled

Landing

16'6" (5.03m) x 8'11" (2.72m) Carpeted, hotpress (airing cupboard) off, Stira stairs to attic (suitable for storage)

Bedroom Two

16'6" (5.03m) x 12'9" (3.89m) Carpeted, ensuite off 9'10", x 8'10", toilet, wash hand basin, Jacuzzi bath, shower separate, fully tiled, walk in wardrobe off 10'5" x 6'5", carpeted, fitted units

Bedroom Three

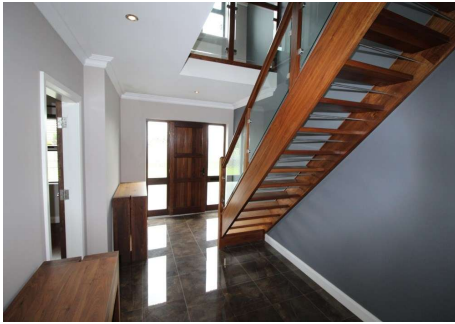
16'4" (4.98m) x 15'0" (4.57m)

Built in wardrobe, carpeted, ensuite off 6' x 6', toilet, wash hand basin, shower, fully tiled

Bedroom Four

16'4" (4.98m) x 10'0" (3.05m)

Carpeted, ensuite off 6'8", x 4'6", toilet, wash hand basin, shower, fully tiled, walk in wardrobe off 6'3" x 5', carpeted, fitted units



- Double garage to rear - to front 11'3 X 11' - To rear 18'9" x 11'
- Traditional stone wall to front
- Double entrance
- Tarmacadamed driveway, extends to rear
- Laid lawns, large garden to rear
- Oil Fired Central Heating
- Septic Tank
- Post & rail fencing to sides and rear

