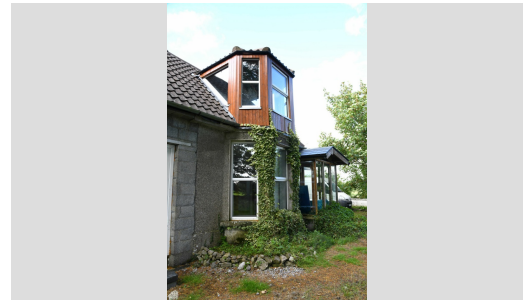


Tyrrell Auctioneers
Estate House
Bishop Street
Tuam
t: 093 24223
email: info@tyrrellauctions.ie

Ballinphuill, Cummer, Corofin

Starting Bid: €150,000.00



For sale by Tyrrell Auctioneers via the [iamsold](https://iamsold.ie) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Key opportunity to purchase delightful residence on an extensive site in a highly sought after area.

This charming three bedroom home is ideally located in the most select Ballinphuill location. The property is convenient to Corofin Village – school and shops while Tuam and all general services (secondary schools/supermarkets/leisure centre and swimming pool) are circa 12 minute drive. The address is also convenient to Galway City & Universities (35 minute drive) with other hubs like Limerick, Athlone, Shannon & Dublin are easily attainable thanks to the new motorway.

The dwelling itself boasts character and general appeal thanks to its well lit interior which also contains an impeccable kitchen, practical and elegant 'back' kitchen and comfortable sitting room all fronted with a most inviting sunroom/porch. The bathroom is in pristine condition with the master bedroom also ensuite. Additional upstairs attic space and side

shed storage will be impressive to many.

Corofin remains the 'in demand' location in North Galway thanks to its sporting and cultural prowess. The sale is also heightened by its approximate one acre site, coupled with the exceptional home, provides something special.

Site size: 1 acre

BER F / BER Number: 114543127

TO VIEW OR MAKE A BID Contact Tyrrell Auctioneers or [iamsold](http://iamsold.ie), www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. IAM Sold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

Kitchen

12.37 x 13.73

Tiled

Solid Fuel Range

Back Kitchen

7.65 x 12.19

Tiled

Sitting Room

12.83 x 11.46

Wooden Floor

Porch

6.55 x 8.48

Store

Bedroom 1

14.347 x 11.79

Wooden Floor

Ensuite
7.08 x 5.24
Shower/Toilet/Sink

Bedroom 2
9.70 x 1.82
Laminate Flooring
Built-in-Wardrobe

Bedroom 3
11.83 x 9.14
Laminate Flooring
Built-in-Wardrobe

Bathroom
6.61 x 7.67
Tiled Bath/Sink/Shower/Toilet

Storage
31.95 x 16.97
19.66 x 7.26 x 23

Shed
18.79 x 14.25