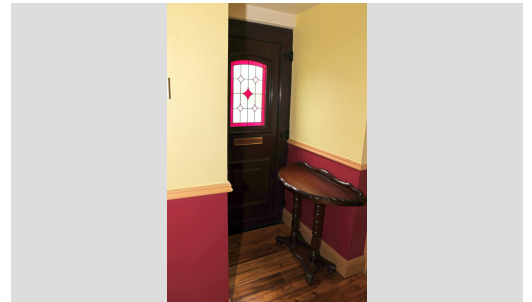


Tyrrell Auctioneers
Estate House
Bishop Street
Tuam
t: 093 24223
email: info@tyrrellauctions.ie

Fearagha, Belclare

Starting Bid: €175,000.00



Tyrrell Auctioneers in partnership with IAM Sold Property Auctions

Exceptional 5 bedroom residence on large site for sale with extensive units and outbuildings.

Located in the highly sought after area of Fearagha, Belclare - a renowned cultural and sporting hotbed. The property is located close to the local primary school, church and grocery store at Belclare; less than 15 minutes drive from Tuam Town (secondary schools, leisure centre, shops etc.) and 30 minutes from Galway City & Universities.

Central to the properties appeal is the open plan kitchen/living area - wonderfully tiled with built-in storage and range. The ground level also includes two delightful sitting rooms, pristine bathroom with shower and impeccable bedroom. The upper level boasts four further well laid out bedrooms and a more spacious second bathroom. Oil fired central heating and solid fuel are both available.

It is important to note the size of the site of one acre approx. with the further potential of the large garage/units to the rear with domestic stores adjacent to the house itself.

The home is in immaculate décor and condition throughout and should attract a variety of

client due to its proximity to Tuam & Galway City and its various attributes.

Features

5 Bed (2 Bath)

Built in 1960

Oil Heating

Overall Floor Area: 140 m²

BER E1 / BER No. 113590475

TO VIEW OR MAKE A BID Contact Tyrrell Auctioneers or IAM Sold, 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.

Downstairs

Sitting Room

10'8 x 13'1

Boarded Floor

Fireplace

Small Sitting Room

12'11 x 7'0

Boarded Floor

Fireplace

Kitchen/Dining (Open Plan)

Kitchen

12'6 x 10'4

Tiled Floor

Dining Room

19'2 x 10'2

Tiled Floor

Built in Storage

Range

Bathroom

3'3 x 9'8

Tiled

Toilet/Sink/Shower

Bedroom 1

8'10 x 12'3

Boarded Floor

Upstairs

Bedroom 2

12'11 x 11'13

Wooden Floor

Bedroom 3

12'9 x 12'2

Wooden Floor

Bedroom 4

10'2 x 8'6

Wooden Floor

Bedroom 5

10'4 x 12'1

Wooden Floor

Bathroom

7'10 x 12'1

Tiled

Bath/Shower/Sink/Toilet

Outbuildings

Garage A

29'6 x 40'7

Garage B

21'7 x 17'12

Slatted

Sheds

Domestic Storage Shed

Turf Shed