

SCHILLER & SCHILLER

LICENSED AUCTIONEERS & SOLE AGENTS

ARDTARMON CASTLE, BALLINFULL, CO. SLIGO, F91KW88, Ireland

TEL/FAX 00353-71-9163284 email info@irishproperties.com WEB: www.irishproperties.com



No. 315 French or Cotswold Style Natural Stone Thatched Country home
with mature gardens near Loughrea, Co. Galway
(315BY-KK) approx. 3.6 acre / 1.46 ha Price Guide: € 465.000

BER C1



Video link

<https://youtu.be/7xLRWvktTvA>

Key Factors:

Built around 2002 in a Cotswold or French character country home style

No expense spared for the construction, high finishes throughout.

Idyllic private location with 3.6 acres of mature ground with pond

Designed to embrace a self-sufficient lifestyle, away from it all

Situated on a cul-de-sac at Kylebrack East, approx.. 15 minutes East of Loughrea, Co. Galway

Priced for immediate sale.

Description:

Buying this unique property is not just buying a house, it's buying a lifestyle.

Designed by its owners as a private family home, away from it all, yet within just 50Km of Galway city.

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PSRA No. 002879

VAT ID No IE7435134J

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Conveniently located - 11 Km to Loughrea and 18Km to Portumna - making this small country demesne very suitable as the perfect retreat to reflect after a busy day at work.

The construction was costly and finishes are high. Flagstone flooring, solid oak doors, custom built oak wardrobes, underfloor heating are a few features. Thatched roofing and , natural stone external walls are will immediately strike any potential buyer.

The appearance is of a Cotswold or French country home character set in a beautiful green country side.

The well-designed lay-out offers:

Entrance Hallway with flagstone, 2.30m x 1.45m	3.34m ²
Reception Hall with imposing solid wood staircase and galleried landing, 3.00m x 3.20m	10.56m ²
Sitting room with open fireplace, oak floor 3.95m x 3.95m	15.60m ²
Guest Toilet with flagstone floor, 1.00m x 2.00m	2.00m ²
Open plan kitchen diner with patio door, flagstone floor, island unit 3.00m x 6.50m	19.50m ²
Utility/larder 3.00m x 2.20m	6.60m ²
Garden entrance, 2.30m 1.45m	3.34m ²
TV room or downstairs bedroom (B/R No.1) 3.45m x 3.00m	10.35m ²

Upper level

Landing area/ Gallery 4.00m x 3.00m	12.00m ²
Bedroom No.2 3.5m x 3.00m	10.50m ²
Bedroom No.3 3.5m x 3.20m	11.20m ²
Master Bedroom (B/R No.4) 3.95m x 3.95m with en-suite 1.95m x 2.25m	19.99m ²
Bedroom No.5 3.10m x 3.00m	9.30m ²
Bathroom 2.80m x 3.20m	8.40m ²

TOTAL 142.68m²

Outhouse:

Garage

Sub-divided into 2 rooms. 4.15m x 9.00m 37.35m²

Greenhouse

Grounds;

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Approx. 3.6 acre in rectangular lay-out, natural stone wall and piers to roadside.

Mature trees, large vegetable area with beds, pond

The property is very suitable as a family home, retreat or holiday rental as a high class country home.

Eircode; H62P927

Folio: GY 58157F

BER: C1

BER No 116322579

Price Guide; € 465.000

VIEW BY APPOINTMENT WITH SOLE SELLING AGENTS

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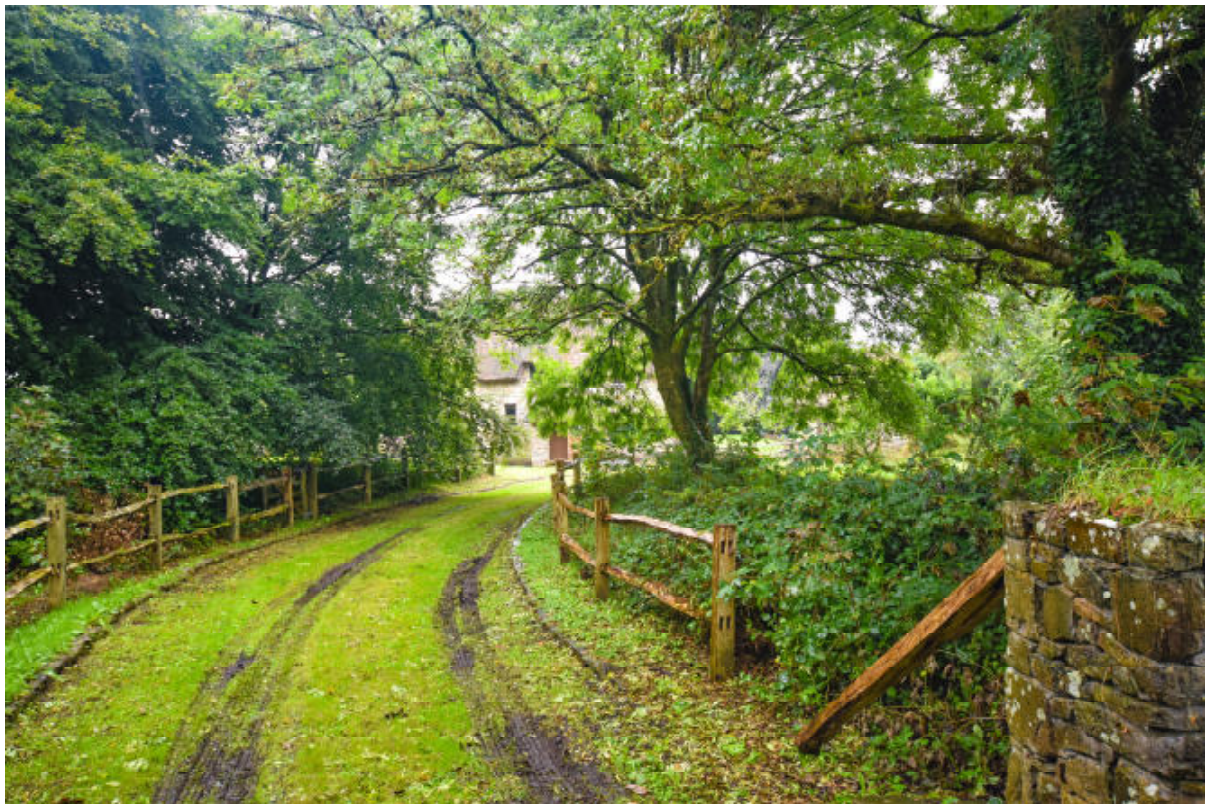
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