

**For Sale**

Lissavruggy, Newbridge, Co. Galway. H53 NW52  
| Detached



## **Price Region: Offers Excess €145,000**

Attractive three bedroom bungalow residence with detached garage standing on a c. 0.54 Acre mature site located in a much sought after area.

Accommodation includes hall, kitchen/dining room, sitting room, utility, bathroom and three bedrooms.

The auctioneer invites enquiries and offers for immediate sale.

**For further details, contact our office on 090-6663700**

**Hall**

11'8" (3.56m) x 5'1" (1.55m) door to, tiled floor, storage room off

**Kitchen/Dining Room**

15'0" (4.57m) x 9'11" (3.02m) fitted kitchen, appliances, solid fuel stove, tiled floor

**Sitting Room**

16'5" (5m) x 11'0" (3.35m) open fireplace, carpet to floor

**Utility**

8'0" (2.44m) x 3'1" (0.94m) door to rear, tiled floor, fitted units, built in washing machine

**Bedroom 1**

11'0" (3.35m) x 10'9" (3.28m) Carpet to floor, provision for fireplace

**Bedroom 2**

10'1" (3.07m) x 7'3" (2.21m) Carpet to floor, hotpress (airing cupboard) off

**Bedroom 3**

10'1" (3.07m) x 6'8" (2.03m) Carpet to floor

**Bathroom**

8'0" (2.44m) x 7'10" (2.39m) toilet, wash hand basin, bath with shower over, fully tiled

**OTHER FEATURES**

- Post & rail fence to front
- Mature hedging on all boundaries
- Driveway kerbed & stoned, extends to rear
- Garage to side c. 290 sq.ft
- Solid fuel & Electric Heating
- Laid lawns, overall site area c. 0.54 Acres









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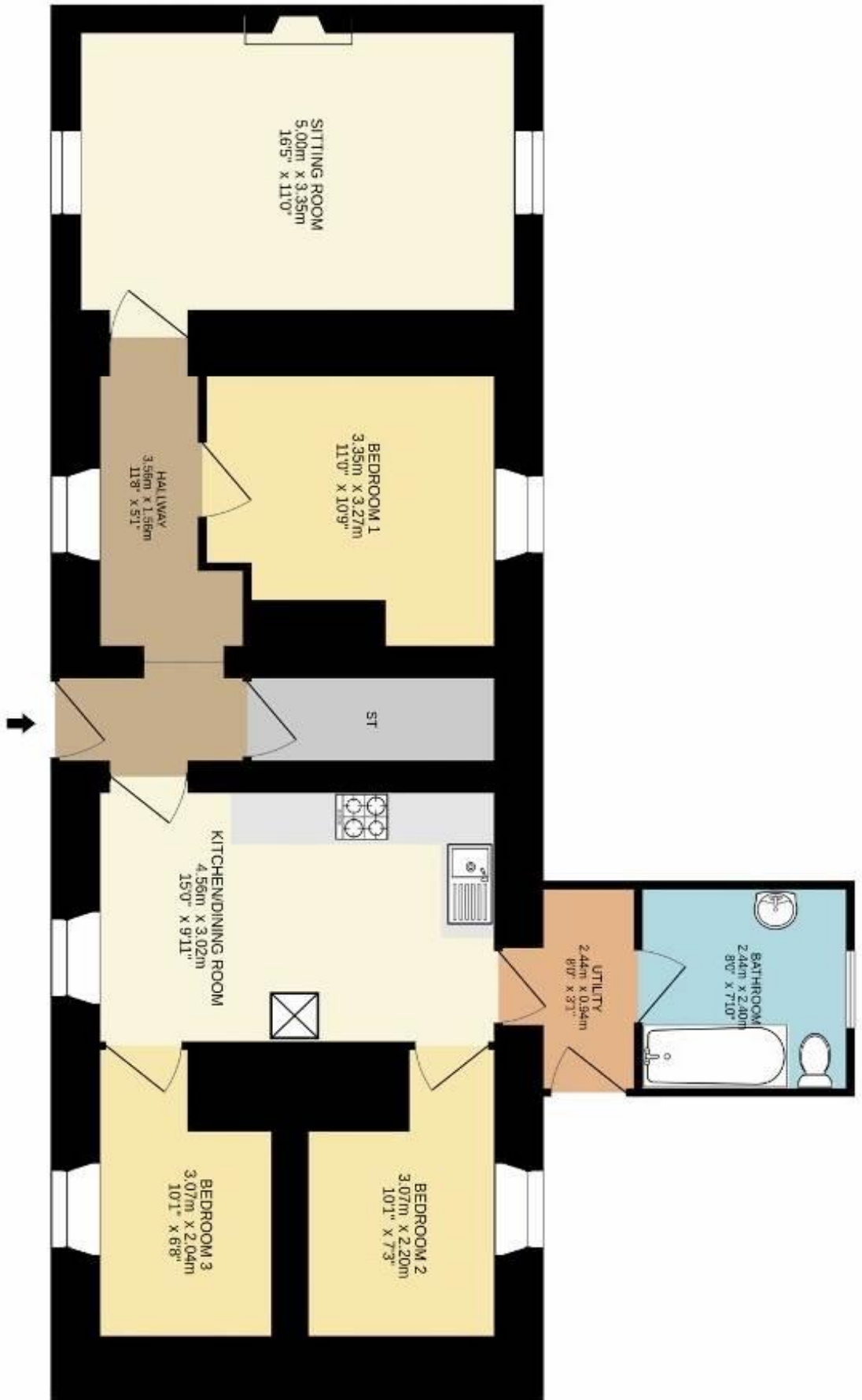


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Approx. floor area  
 83m<sup>2</sup> / 893ft<sup>2</sup>

3  
 1  
 27m<sup>2</sup>  
 290ft<sup>2</sup>

DISCLAIMER: Floor plan measurements are approximate and are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only. The dimensions are not intended to form part of any contract or warranty.

