



**Martin Tyrrell**  
*Auctioneering*

Estate House, Bishop Street,  
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## **Mullagh, Tuam, Co. Galway**

### **Starting Bid: €145,000**

Offered at bids in excess of €145,000. This property is for sale in partnership with Tyrrell Auctioneers. We are delighted to offer to the market this spacious 4 bed, detached bungalow located in Kilbannon, Tuam. Kilbannon is situated only c.4 km North of Tuam town and c.38km east of Galway City. The property comprised of 4 no. bedrooms together with 1 ensuite and enjoys a large site on c. 1 acre. The bathroom offers good space and is fully tiled. There is also a stone feature fireplace with solid fuel stove insert and open fire in the living room. The property is suitable for attic conversion which in addition to ground floor accommodation would allow a total of c.4,000 sq ft floor space if fully converted. Externally there is a large yard and both front and rear gardens with a feature water fountain. The property offers complete security with a fully fitted and operational 3 camera security system together with automated gated access. Heating is by means of oil fired central heating. This property would make an ideal family home. Accommodation Comprises; Large Entrance Hall (tiled) Kitchen (wooden floors and stove) Dining Room (wooden floors) Sitting room (wooden floors) Bathroom (tiled) Utility (tiled) Bedroom 1 (ensuite) Bedroom 2 Bedroom 3 Bedroom 4 DIRECTIONS: Go out Ballygaddy Road Tuam - Continue straight until you reach Duddy's Pub - Take a left at Duddy's Pub- Go for about 0.75 mile - Over bridge - House on left hand side. TO VIEW OR MAKE A BID €145,000 Contact Tyrrell Auctioneers on 093 24223 or [www.connachtpropertyauction.com](http://www.connachtpropertyauction.com)

#### **Auctioneer's Comments**

This property is for sale by the Modern Method of Auction which is a buyer friendly sales process. Potential buyers can view the property, arrange a survey and have their solicitor check the legal documents as normal. If they are interested in a property they can put a bid forward and if accepted they pay a non-refundable Booking Deposit which gives them exclusive rights to purchase the property. The parties are then given 28 days to exchange contracts and a further 28 days to complete. This provides security for the buyer as they have exclusive rights to purchase the property and fixed timescales to plan for the move. The subject property is brought to the market with a realistic undisclosed reserve that is pre-agreed with the seller. At the end of the auction, if the highest bid is at reserve or above then the property is deemed sold.

#### **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 of 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 made be accepted by the vendors.

