

CALLAGHAN AUCTIONEERING

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Salthill, Galway City

12 Riain Oisin, Cois Cuain, H91 CY5C

Charming 2 Bedroom Townhouse in a secluded Cul-de-Sac



Price Guide €490,000

- Enviable mixed style residential area beside Salthill Promenade
- Galway City c. 10 minute walk and adjacent to shopping, schools, sports facilities, N.U.I.G & U.C.H.G
- Enclosed rear garden and private parking

REF: TR421S

The Square, Castlerea, Co. Roscommon

Tel/ Fax: 094 96 20102

Web: www.callaghanauctioneering.com E-mail: info@callaghanauctioneering.com

**12 Riain Oisin, Cois Cuain, Salthill, Galway City H91 CY5C,
Charming 2 Bedroom Townhouse in a secluded Cul-de-Sac**

Accommodation

Ground Floor

Reception Hallway: Carpet floor, electric storage heater, power points

Sitting Room: Carpet floor, electric storage heater, antique style fireplace with mahogany surround, patio doors to enclosed rear garden, power points, TV point

Kitchen: Fitted floor & eye level units, tiled floor, part-tiled walls, integrated electric oven & hob, washing machine & dishwasher points, power points,

Toilet: With wash hand basin

First Floor

Landing Area: Carpet Floor, power points

Bedroom 1: Fitted wardrobes, carpet floor, power points, electric heater

Bedroom 2: Fitted mahogany unit, carpet floor, power points, electric heater

Bathroom: 3 piece suite (white) includes electric shower

Hotpress: Shelved, immersion

Attic: Accessed by folding attic stairs



BER: D2 BER No: 104046054



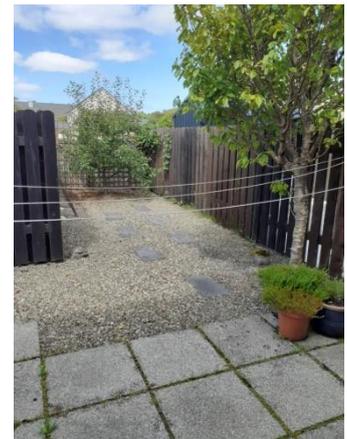
Features:

- Allocated car parking & visitor parking
- Double glazed
- Gold Shield Electric Heating System
- Floor Area c. 800ft²
- The property can be easily accessed from Salthill and the city centre



Outside:

- The property overlooks communal areas which are professionally landscaped & maintained
- Enclosed rear garden with patio area feature stone
- Mature shrubberies
- Independent rear access



Viewing:

Immediate viewing recommended & by prior appointment with the Sole Agents



Disclaimer:

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