

**Tyrrell Auctioneers**  
**Estate House**  
**Bishop Street**  
**Tuam**  
**t: 093 24223**  
**email: [info@tyrrellauctions.ie](mailto:info@tyrrellauctions.ie)**

## **Ballycurrin Demesne, Ower, Headford**

### **Starting Bid: €340,000.00**



For sale by Tyrrell Auctioneers via the [iamsold](https://iamsold.ie) Bidding Platform.

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsold.ie](https://iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Superb spacious residence boasting exceptional interior comes to the market.

We are delighted to present this splendid extensive dormer style property to the North Galway / South Mayo market.

Located in the delightful area of Ballycurrin – a close 5-10 minute drive to Shrile & Headford with an abundance of services – schools, shops, church, post office, bank, bus stops, leisure facilities and sporting clubs. Galway City and universities are approximately 30 kms away with Knock (Ireland West) Airport about a 50 minute journey. Both Tuam and Ballinrobe are within a 22km commute. Close by Lough Corrib is also a valuable amenity for visitors and fishermen alike.

Key to this stunning residences appeal is the open plan state of the art kitchen and family living area with a charming conservatory – noting also the appealing pantry, sizeable utility

and WC.

The home also boasts 5 spacious bedrooms (including 2 ensembles and 2 walk in wardrobes) and comfortable bathroom.

The elegant flooring – Kronotex boarded panels as well as exquisite fitted carpet and tiling adds to this sale considerably.

The house has zoned oil heating with the addition of recently installed insulation. Ballycurrin remains a most peaceful popular and appealing neighbourhood that should prove of interest to those seeking an impeccable modern large family home with ideal commuter attributes.

#### Approximate Room Measurements

Entrance Hall - 8' x 10'6

Carpet Floor

Kitchen - 28'2 x 14'5

Wooden Floor, Fully fitted

Conservatory - 12'6 x 15'6

Wooden Floor

Sitting Room - 18'2 x 14'5

Wood Floor, Solid Fuel Stove

Utility - 10'2 x 9

Tiled Floor

Bathroom - 8'6 x 6'

Tiled, Toilet & Wash Basin

Bedroom 1 (or study) – Ground Floor - 13' x 12'

Carpeted Floor, Walk in Wardrobe. Ensuite

Bedroom 2 - 12'2 x 16'9

Carpeted Floor, Walk in Wardrobe. Ensuite

Bedroom 3 - 10'9 x 13

Carpet

Bedroom 4 - 12'6 x 16'

Carpeted Floor

Bedroom 5 - 11'2 x 6'

Carpeted Floor

Bathroom (First Floor) - 9'6 x 5'6

Tiled

Landing  
Large walk in Hot Press

#### Features

0.5 acre site  
Built in 2003  
Oil zoned heating  
Large attic space/storage  
Cut stone wall to front  
Convenient to Headford / Ballinrobe  
Parking  
Oil Fired Central Heating  
BER C1 / BER No: 108248857  
Energy Performance Indicator: 168.38 kWh/m2/yr

TO VIEW OR MAKE A BID Contact Tyrrell Auctioneers or [iamsold](http://iamsold.com), [www.iamsold.ie](http://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

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