

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

## **No. 4 St. Jarlath's Place, Bishop Street, Tuam**

### **Starting Bid: €160,000.00**



For sale by Tyrrell Auctioneers via the [iamsold](https://www.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://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are pleased to bring this three level - three bedroom townhouse to the Tuam and North Galway market.

The residence which is in need of some redecoration and refurbishment is in the centre of the town within a few metres of all general services and amenities including shops, schools, Cathedral, post office, bus stop, leisure centre and swimming pool while Galway City and universities are a short 30/35 minute commute. Thanks to the new motorway and bypasses larger hubs like Castlebar, Limerick, Athlone & Dublin are all relatively convenient. Tuam and its hinterland remain a focal part both sporting and culturally with many outlets available to new dwellers.

The dwelling itself appears appealing, charming and full of character while the general layout also included a kitchen, plus front living room and two bathrooms.

The sale should provide promise to investors / developers as well as home seekers and its 'grant' potential should prove helpful.

Property may be eligible for Vacant Property Refurbishment Grant.

The Vacant Property Refurbishment Grant provides funding so you can refurbish vacant and derelict homes. It can also be used to renovate vacant and derelict properties that have not been used as residential properties before. This only applies if these non-residential properties were previously used for commercial or public use and now have the correct planning permission.

You can get a grant of up to €50,000 to renovate a vacant property and up to €70,000, if the property is derelict.

### Approximate Room Measurements

Front Room  
13.19 x 12.06  
Concrete Floor

Kitchen  
13.91 x 10.34  
Tiled

Level 1  
Bathroom/Toilet  
4.77 x 2.8

Bedroom 1  
17.04 x 14.48  
Wooden Floor. Fireplace

Level 2  
Bedroom 2  
17.94 x 12.58  
Wooden Floor. Fireplace

Bedroom 3  
10.69 x 9.69  
Wooden Floor. Fireplace

Features  
Town Centre Location  
Grant Potential for Renovation  
BER F / BER No. BER No: 116580705  
Floor Area - 131.9 m<sup>2</sup>

To access the legal pack, please copy and paste the link below:  
<http://www.iamsold.ie/properties/b249aea8ec07466bb2bc339a2c511901/auction-pack>

TO VIEW OR MAKE A BID Contact Tyrrell Auctioneers or iamsold, [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

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 or 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 may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

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