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55 Wellpark Grove, Wellpark, Galway City

Starting Bid: €395,000.00

For sale by Keane Mahony Smith via the iamsold Bidding Platform

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

Keane Mahony Smith, together with iamsold.ie, are delighted to present No. 55 Wellpark Grove to the market, a four bedroom detached family residence occupying a superb position in this mature and highly convenient Galway City location.

Built circa 1977 and extending to approximately 110 sq.m/ 1,185sq.ft , No. 55 presents an excellent opportunity to acquire a detached family home with a desirable south-facing rear aspect overlooking adjoining playing pitches.

The property benefits from oil-fired central heating, double-glazed windows and external wall insulation.

The accommodation is well proportioned and comprises an entrance hall, living room, utility, shower room and an extended kitchen/dining room with direct access to the rear garden. Upstairs, there are four well-proportioned bedrooms together with the main family

bathroom.

A particular feature of the property is its south-facing rear garden, which enjoys excellent natural light throughout the day and a pleasant open outlook over the adjoining playing pitches. The garden is private and is not directly overlooked from the rear.
While the property would benefit from modernisation, it offers considerable potential for a purchaser to upgrade and create a comfortable family home to their own taste and specification.

Wellpark Grove is a long-established and highly convenient residential development, ideally positioned within easy reach of Galway City Centre. A wide range of amenities are close at hand, including Wellpark Retail Park, Galway Shopping Centre, schools, sporting facilities and regular public transport, while the major employment hubs of Mervue, Ballybrit and Parkmore are also readily accessible.

With its detached setting, four-bedroom accommodation, south-facing rear garden and excellent city location, No. 55 represents an attractive opportunity for buyers seeking a family home with further potential. Viewing is highly recommended.

To view or make a bid contact Keane Mahony Smith or iamsold, 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 firms 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.