

**Matt O'Sullivan Auctioneer**  
**The Square**  
**Clifden**  
**Galway**  
**t: 095-21066**  
**email: [property@mattosullivan.com](mailto:property@mattosullivan.com)**

## **Glassilaun, Renvyle, Connemara**

### **Starting Bid: €290,000.00**



For sale by Matt O'Sullivan Auctioneer 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.

Looking out over the stunning Glassilaun beach with its white sand and crystal clear waters, this property is ideal for someone who loves the sea air as the beach is a short stroll away. Connacht's highest mountain, Mweelrea, creates an impressive backdrop to the rear of the house.

The property itself is a four-bedroom residence, with a large dining/living area, kitchen, bathroom and one bedroom is ensuite. An attached self-contained extension, with its own private entrance, includes a further 3 bedrooms, large open plan kitchen and living area and two bathrooms.

A coveted location such as this one is a rare find! Tullycross village is a 10 minute drive west of the property, and Leenane is 15 minutes East.

#### **ACCOMMODATION**

(Measurements By Approximation)

Main House:

Total floor Area 136 Sq Meters

Kitchen: 4.20m x 3.38 m

Dining Room: 4.00 m x 3.38 m

Living Room: 4.00m x 5.31m

Foyer: 1.58m x 3.10m

Hall: 7.39m x 1.01 m

Bathroom: 1.65m x 3.38m

Master Bedroom: 4.03 m x 3.38m

Ensuite: 1.69m x 2.61m

Bedroom 2: 2.90m x 3.78m

Bedroom 3: 2.81m x 2.62m

Bedroom 4: 3.03m x 2.62m

Extension:

Total Floor Area 136 Sq M

Kitchen: 6.14m x 4.23m

Living Room: 4.36m x 7.24m

Foyer: 1.02m x 1.45m

Bathroom: 2.18m x 2.03m

Bedroom 1: 3.64m x 2.87m

Extension upstairs

Bedroom 2: 2.59m x 5.03m

Bedroom 3: 3.36m x 4.58m

Bathroom: 2.74m x 2.52m

SERVICES/FEATURES

Water: Local Supply

Power: Mains  
Waste: Septic Tank  
Heating: Oil Fired Central Heating  
Open Fire  
Scenic Location  
Sea Views

#### DIRECTIONS

At Tully Cross village take the road opposite the church (Holiday cottages adjacent to the road on the left) and follow this road for approximately 3 miles. The sea will be on your left-hand side and you will pass a primary school on your left hand side. Continue down this road, take a left hand turn for "Scuba Dive West" and Glassilaun Beach. Shortly before the beach car park, you will see the subject property on your right-hand side.

BER D2 / BER Number: 114144066  
Energy Output Indicator: 288.44 kWh/m2/yr

### 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. iam sold 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.

### Main House

#### Total floor Area 136 Sq Mt

Kitchen:  
4.20m x 3.38 m

Dining Room:  
4.00 m x 3.38 m

Living Room:  
4.00m x 5.31m

Foyer:  
1.58m x 3.10m

Hall:  
7.39m x 1.01 m

Bathroom:  
1.65m x 3.38m

Master Bedroom:  
4.03 m x 3.38m

Ensuite:  
1.69m x 2.61m

Bedroom 2:  
2.90m x 3.78m

Bedroom 3:  
2.81m x 2.62m

Bedroom 4:  
3.03m x 2.62m

## Extension

### **Total Floor Area 136 Sq M**

Kitchen:  
6.14m x 4.23m

Living Room:  
4.36m x 7.24m

Foyer:  
1.02m x 1.45m

Bathroom:  
2.18m x 2.03m

Bedroom 1:  
3.64m x 2.87m

Extension upstairs  
Bedroom 2:  
2.59m x 5.03m

Bedroom 3:  
3.36m x 4.58m

Bathroom:  
2.74m x 2.52m