

RESIDENTIAL

**POWER
PROPERTY**

**No. 53 Abhainn na Ri
Oranmore
Co. Galway**

FOR SALE BY PRIVATE TREATY



BER B3

Attractive three bedroom mid-terrace dwelling.

Accommodation extending to approximately 97.5 sq. m. (1,049 sq. ft.)

Well located in the village of Oranmore, just c. 11 km from Galway City.

Situated within a well maintained and established development.

Secure rear garden.

Well finished internally and externally.

tel: +353 91 567 331

www.ppg.ie

LOCATION

Abhainn na Ri is a small residential development located in the village of Oranmore, directly behind AIB Bank on the Old Dublin Road. Oranmore is situated on Galway Bay and is a popular commuter village, located just 11 km from Galway City and just 2km from Oranmore train station. The subject property is just a minute's walk from a wide selection of amenities such as; Oran Town Shopping Centre, Tesco, both secondary and national schools and city bus services, its popularity is no surprise.

DESCRIPTION:

Constructed in 2006, this modern residential development is well maintained and features a mix of property types all of which feature attractive façades.

No. 53 Abhainn na Ri is a beautifully appointed two storey, mid-terrace property which offers modern accommodation extending to c. 97.5 sq. m. (1,049 sq. ft.). The property is well laid out to include a living room with feature fireplace and gas fire insert, large open plan kitchen come dining room, fitted with a large breakfast counter and integrated appliances, a utility room and W.C. The first floor comprises of a master ensuite bedroom with balcony off same, two further double rooms all of which include stylish built in wardrobes and a family bathroom.

Externally there is a low maintenance, landscaped rear garden which is enclosed by timber post fencing. While to the front of the property there is communal off-street parking.

Heating is by means of gas fired central heating with radiators fitted throughout.

Annual Management Fee: €800.00 per annum.

ACCOMMODATION:

The Accommodation comprises;

Floor	Description:	Area Sq. M.	Area Sq. Ft.
Ground	Entrance Hall	8.12	87.40
Ground	Living Room	15.59	167.81
Ground	Kitchen / Dining	28.69	308.82
Ground	Utility	1.38	14.85
Ground	W.C.	2.64	28.42
	Stairs & Landing	6.88	74.05
First	Bedroom 1	11.69	125.83
First	Bedroom 2	6.95	74.81
First	Bedroom 3 + Ensuite	11.70	125.94
First	Bathroom	3.87	41.66
Total Overall Area:		97.51	1,049

BER RATING

BER **B3**BER No 110041027

Energy performance Indicator: 135.49kWh/m2/yr

QUOTING PRICE

€235,000

VIEWING

Strictly by appointment with sole selling agents.

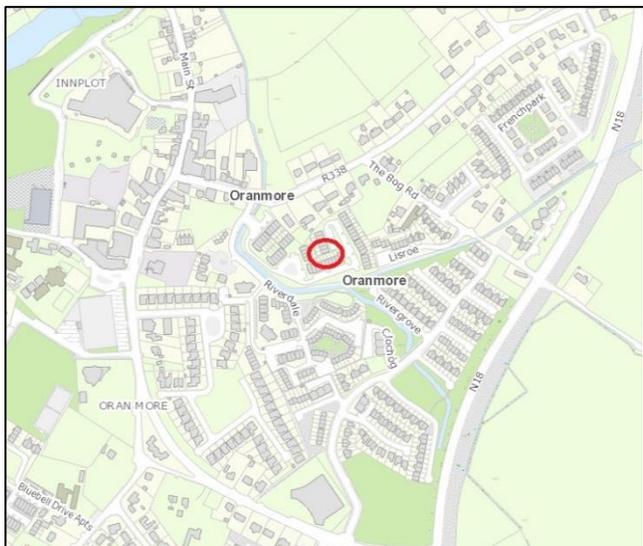
CONTACT

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Location Map - Property Circled Red



Google Earth Map - Property Pinned



Disclaimer Policy:

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PSRA Licence No: 001297

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