

**FOR SALE** | By private treaty |

**POWER**  
PROPERTY

Limerick | Galway | Athlone

**90 Altan**  
**Western Distributor Road**  
**Knocknacarra**  
**Galway**  
**H91 YV67**

RESIDENTIAL



**74 sq. m. (797 sq. ft.)**

- Attractive 2 bed (2 bath) apartment extending to c.74 sq. m. (797 sq. ft.)
- Located in the prominent residential area of Knocknacarra, 3.4 km East of Galway City Centre.
- Within walking distance of all local amenities including; Gateway Retail Park (Dunnes, B&Q, Next, New Look, McSharrys Pharmacy), several National Schools, The Clybaun Hotel and Sheridans Bar & Restaurant.
- Located within a well maintained apartment complex.
- Ideal holiday home, investment or first time buyer's property.



**ENQUIRIES TO**

Niamh Morrissey  
+353 91 567 331  
niamh@ppg.ie  
PSR: 001297 -008550

T +353 91 567 331

Find out more online at [ppg.ie](http://ppg.ie)

# FOR SALE | By private treaty |

## DESCRIPTION

Altan comprises 3 no. apartment blocks. No. 90 is situated in Block 3 to the rear of the development. The property comprises of a two bedroom, second floor apartment. It benefits from both lift and stair access. The accommodation extends to c.74 sq. m (797 sq. ft.) and includes two double bedrooms, one ensuite and a bathroom. There is a balcony off the open plan kitchen / dining / living area which overlooks a large communal garden area. The property is presented in good condition internally and externally.

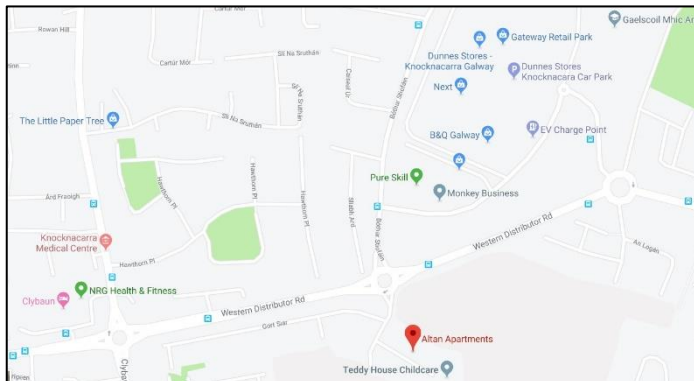
## FEATURES

- Heating is by means of electric heating.
- Basement car parking exists and No. 90 benefits from one dedicated car space.
- The development is well maintained and actively managed.

## ACCOMMODATION

The approximate gross internal floor areas are as follows:

Floor	Description:	Area Sq. M.
Second	Entrance Hall	7.87
Second	Kitchen / Living / Dining Room	30.19
Second	Bathroom	5.23
Second	Bedroom 1	18.42
Second	Bedroom 2 (incl. ensuite_	12.2
<b>Total Overall Area:</b>		<b>73.91 sq. m.</b>



Limerick | Galway | Athlone

## LOCATION

Altan is a well located mature residential development situated off the Western Distributor Road, Knocknacarra, Galway.

Knocknacarra is a popular residential suburb situated just 3.4 km from Galway City Centre. The area is well serviced by many local amenities including; several National Schools, Aldi, The Gateway Retail Park (which includes Dunnes, B&Q, Next, New Look and McSharrys Pharmacy), hotels, bars and restaurants.

90 Altan is situated just 3.5 km from The National University of Ireland Galway and University Hospital Galway. Frequent public transport links Knocknacarra to the City Centre, NUI Galway, GMIT and University Hospital Galway.

## SERVICE CHARGES

€1,814.82 (2022)

## BER RATING

**BER C3**

BER No. 101265932

Energy performance Indicator:  
215.65 kgCO<sub>2</sub> /m<sup>2</sup>/yr

## QUOTING PRICE

€210,000

## VIEWING

Strictly by appointment with the sole agents Power Property

## ENQUIRIES TO

Niamh Morrissey on  
+353 91 567 331

**Disclaimer Policy:** These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. **Power Property and the Vendor/Lessor give notice that:** These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statement contained in these particulars as to this property are to be relied on as statements or representations of fact. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misperception shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor /Lessor or the Purchaser/Tenant. Neither the Vendor/Lessor nor Power Property nor any person in their employment has any authority to make or give any representation or warranty in relation to the property. Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.