

For  
Sale



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Estate Agents | Auctioneers | Valuation Surveyors

# TOBERCROSSAUN, HEADFORD, CO. GALWAY H91 F1PX



BER A3

€700,000

## FEATURES:

- Magnificent detached residence of exceptional quality
- A-Rated, complete with triple glazing and solar panels
- Large enclosed and extensively landscaped mature grounds of 0.36 Hec (0.88 Acres).
- 4 bedrooms with large office/studio, in all extending to 297 sq. m (3196 sq.ft)
- Ideally positioned 1.7 kms to Headford and 28 kms to Galway city centre

O' Toole & Co. give notice that these particulars/dimensions, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. All intending purchasers should satisfy themselves by inspection or otherwise as to their accuracy.

PSRA Licence No. 001318

## LOCATION

Conveniently located 1.7kms from Headford and 28kms from Galway City, the property is located within pleasant countryside and farmland. Accessed directly off the Greenfields Road, this is about 7kms east of Lough Corrib. Headford offers excellent shopping including Tesco together with Schools, Business and Leisure amenities. Galway city is within an easy commute being just 28m minutes to south. This is generally less than a 30 minute drive.

Headford-1.7kms, Cong-18kms, Galway City-28kms, Tuam-22kms, Castlebar-51kms, Knock Airport-63kms, Shannon Airport-117kms, Dublin- 226kms, Limerick-130kms, Cork-227kms.

## DESCRIPTION

This is quite possibly the finest residential property to have been offered to the market in north County Galway. Viewing is a must to fully appreciate the craftsmanship and attention to detail in creating this magnificent family home. This is the ideal location for those wanting to commute to Galway City with all essential services on hand in nearby Headford.

Comprises a most impressive detached home 4 bedroom home extending to 297 sq m (3196 sq ft) In addition there is a large detached office, studio and garage. Originally built in 2008, the property has recently been completely finished and is presented in excellent condition throughout.

Built of rendered concrete block, triple glazed windows all under a natural slate roof. One enters through extensive stunning stone walls via secure gates complete with intercom and remote access. The site is immediately visible with its abundance of mature trees and shrubs. The Residence is set in the centre of the site with a further garden to the rear and a series of lovely sheltered courtyards.

## FEATURES

- A3 Energy Rating
- Triple glazed windows and extensively insulated throughout
- High quality finishes throughout
- Set behind stone walls a gated entrance with remote entrance
- Newly tarmacked driveway
- Extensively landscaped mature site
- Extensively external lighting
- Several external terraces
- Large detached garage
- Screened fuel tank complete with secure bund
- Large stone fire place with solid fuel stove
- Mixture of tile, timber and carpet floors
- Large impressive master bedroom with living room

## TITLE

Registered Freehold title held within Folio GY69382F

## SERVICES

The property has the following services:-

Sewerage	-	On site septic tank
Water	-	Well
Electricity	-	Mains
Telecoms	-	Broadband enabled
Heating	-	Oil Fired central heating
Alarm	-	Yes
Entrance	-	Secured remote gated access

**BER - A3** 117476622

## VIEWINGS

Strictly by prior appointment Contact O'Toole & Co (0987) 28000.  
Gerard O'Toole- info@tot.ie or Emma Minish O'Toole – emma@tot.ie

## ACCOMMODATION COMPRISES:

### GROUND FLOOR

<b>ENTRANCE PORCH:</b>	1.2m x 3.0m Plastered and painted walls, tiled floor
<b>CLOSET:</b>	1.5m x 2.0m Tiled floor, shelved
<b>KITCHEN:</b>	4.5m x 3.025m Tiled floor, recess spot lights to ceiling, fully fitted painted shaker kitchen, Formica worktop, brick-built breakfast bar, stainless steel sink, fully integrated appliances including four ring gas hob and electric oven with extractor hood, fridge freezer and dishwasher.
<b>UTILITY ROOM:</b>	1.68m x 4.5m Tiled floor, floor and eye level fitted units, tiled splash back, Formica worktop with stainless steel sink, door to rear garden.
<b>DINING ROOM:</b>	7.025m x 4.3m Tiled floor, ceiling cornicing, feature stone built fireplace complete with wood burning stove.
<b>LIVING ROOM:</b>	4.69m x 4.8m Carpeted floor, ceiling cornicing, plastered and painted walls.

<b>HALLWAY:</b>	6.2m x 1.46m Plastered and painted walls, recess spot lights, tiled floor, ceiling cornicing.
<b>BEDROOM (1):</b>	3.51m x 3.5m Plastered and painted walls, carpeted floors, Ceiling cornicing, recess spot lights to ceiling
<b>BEDROOM (2):</b>	4.59m x 3.6m Plastered and painted walls, carpeted floors, Ceiling cornicing, recess spot lights to ceiling
<b>BATHROOM:</b>	3.49m x 2.0m Tiled floor, half tiled walls, fully tiled double power shower, ceiling cornicing, wc, whb, overhead mirror and shaving light, chrome heated towel rail.
<b>FIRST FLOOR</b>	
<b>LIVING ROOM:</b>	4.71m x 4.86m Vaulted ceilings, two number large Velux windows, solid oak floors, plastered and painted walls.
<b>BEDROOM (3):</b>	4.32m x 6.0m Master - Plastered and painted walls, carpeted floors, 3 large Velux windows
<b>WALK IN WARDOBE:</b>	6.65m x 1.89m Tiled floor, vaulted ceiling, shelved
<b>ENSUITE BATHROOM:</b>	2.18m x 2.99m Tiled floor, half tiled walls, vaulted ceiling with integrated Velux window, double power shower, wc, whb, wall mounted mirror, overhead shaving light, free standing centre bath.
<b>ATTIC ROOM/BEDROOM:</b>	7.25m x 2.95m Vaulted ceilings, 2 Velux windows, plastered and painted walls, carpeted floor.
<b>LANDING:</b>	2.34m x 1.93m Plastered and painted walls, carpeted floor

## SELF CONTAINED ANNEXE

<b>ENTRANCE / KITCHEN AREA:</b>	3.1m x 3.75m Plastered and painted walls, tiled floor. Small fitted kitchen with stainless steel sink with granite counters.
<b>WC:</b>	1.02m x 2.5m Tile floor, wc, whb
<b>SHOWER / WET ROOM:</b>	1.02m x 1.02m Tiled walls, tiled floor, shower
<b>LIVING ROOM:</b>	5.12m x 4.84m Plastered and painted walls, semi-solid timber walls.
<b>FIRST FLOOR ATTIC ROOM</b>	8.22m x 4.84m 2 Velux windows, vaulted ceiling

**ASKING PRICE €700,000**

## OFFERS

Offers may be submitted to the selling agents.

Savills, 33 Molesworth Street, Dublin 2.  
Email address: [country@savills.ie](mailto:country@savills.ie).  
O'Toole & Co. The Mall, Westport, Co. Mayo.  
Email address; [info@tot.ie](mailto:info@tot.ie)

## DIRECTIONS

Follow Eircode H91 F1 PX. Located 1.7kms from Headford along the Greenfields Road











