Tyrrell Auctioneers
Estate House
Bishop Street
Tuam
t: 093 24223
email: info@tyrrellauctions.ie

No. 3 St. Jarlath’s Place, Bishop Street, Tuam

Starting Bid: €165,000.00

For sale by Tyrrell Auctioneers 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.

We are delighted to bring this superbly located four bedroom semi-detached townhouse to the North Galway market.

Bishop Street, Tuam is a most established attractive neighbourhood within a few steps of all services - shops, supermarkets, Cathedral, leisure centre with swimming pool, bus stop and post office. Thanks to the new motorway and various bypasses Galway City and universities are a 35 minute commute with hubs like Athlone, Shannon, Limerick, Claremorris and Sligo all easily reached destinations.

The residence itself which is in need of some refurbishment / redecoration also boasts two bathrooms, a kitchen and three further 'living rooms'. The dwelling of character has huge potential whether as owner occupied home or an investment/development. The highly sought after address is a major plus also.

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Property may be eligible for Vacant Property Refurbishment Grant.
The Vacant Property Refurbishment Grant provides funding so you can refurbish vacant and derelict homes. It can also be used to renovate vacant and derelict properties that have not been used as residential properties before. This only applies if these non-residential properties were previously used for commercial or public use and now have the correct planning permission.
You can get a grant of up to €50,000 to renovate a vacant property and up to €70,000, if the property is derelict.

Approximate Room Measurements
Ground Floor

Front Room A
12.5 x 13.05
Laminate Flooring. Blocked up Fireplace

Front Room B
12.5 x 11.02
Wooden Floor.

Bathroom
12.17 x 8
Wooden Floor. Toilet/Sink

Back Room
10.74 x 12.49
Laminated Floor

Kitchen
9.08 x 3.19
Tiled

Upstairs

Bedroom 1
12.49 x 11.88
Carpet Flooring. Sink

Bedroom 2
12.63 x 10.83
Carpet Flooring. Sink

Bedroom 3
12.29 x 8.75
Carpet Flooring. Sink

Bedroom 4
12.33 x 11.69
Carpet Flooring. Sink

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Bathroom
8.12 x 5.89
Lino Flooring. Toilet/Sink/Bath.

Features
Town Centre Location
Grant Potential for Renovation
BER E2 / BER No. BER No: 116579749
Floor Area - 191.58 m2

To access the legal pack, please copy and paste the link below:
http://www.iamsold.ie/properties/c45476a23c9748d19c4529fa7da341b0/auction-pack

TO VIEW OR MAKE A BID Contact Tyrrell Auctioneers 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.

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