

# Exceptional home in Knocknacarra

DNG Maxwell Heaslip & Leonard is offering this lovely four bed detached family home to the market. Located in one of Knocknacarra's finest established estates, this particular house has everything a family needs to make it a home.

No 16 Hawthorn Place has been kept in immaculate condition throughout and is a fully fitted residence with the highest quality finish throughout. Each of the rooms is bright, spacious, and very well proportioned. There is a beautiful back garden which is partially paved. To the front is off street parking for circa four cars, a wide side access with potential for extending, a substantial garden area



No 16 Hawthorn Place.

and also has the added advantage of overlooking the communal green area.

Accommodation includes a wide entrance hall with carpet flooring, the living room with an open fireplace, the

immaculate lounge and dining room with a second open fireplace and double doors to rear garden. Completing downstairs is the bright kitchen to the rear of the house, the utility room, tiled



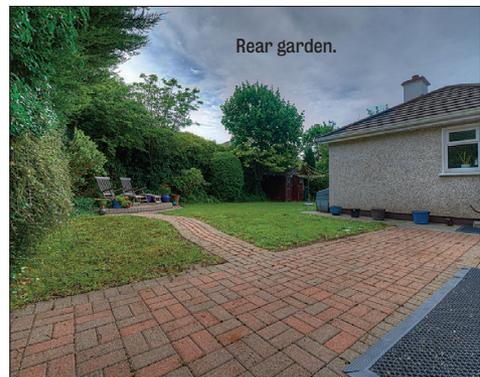
Sitting room.

bathroom, and finally, the spacious office/playroom.

On the first floor there is a fully tiled main bathroom and four double bedrooms, the master of which is en suite.

Selling agent Kyle

O'Brien commented: "No 16 is an exceptional home and very rarely does such an ideal family home in an ideal location come to the market. The house also has a very attractive asking price and the



Rear garden.

potential new owners can walk straight in the door with very little work to do. We are expecting strong interest and would advise anyone interested in viewing to contact our office asap."

DNG Maxwell Heaslip & Leonard is quoting an asking price of €500,000.

For full particulars or to arrange a viewing, contact the sales team on 091 565261.

## 'Blank canvas' in a lovely location



Ballymanagh, Craughwell.

Sherry FitzGerald presents this detached circa 2,000sq ft (187sq m) property at Ballymanagh, Craughwell, to the market for sale by private treaty. It is located on a c0.5 acre site, in a popular location beside Ballymanagh school and church in the centre of the village, and only minutes' drive to Craughwell.

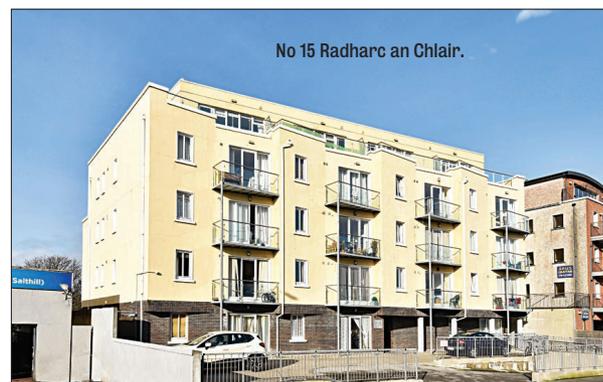
The property boasts stone front boundary wall with part stone finish to the facade of this attractive large dwelling. The property was constructed in 2007 with living room, kitchen/dining room, conservatory, utility room, guest wc, and a guest bedroom/study/playroom on the ground floor. There are four bedrooms with two en suites and main bathroom on the first floor. The property boasts solid block internal walls on both levels with hollowcore flooring in place. There is a private septic tank, and full compliance certificates are available for the property as constructed.

The property requires both first and second fixing internally.

With an asking price of €195,000, this property offers a blank canvas to put one's own stamp on a new home in a lovely location. The property is about 3.5km from Craughwell, 9km from Loughrea, 11km from Athenry with M6 Galway/Dublin motorway access, and 25km from Galway.

Viewing can be arranged by appointment with Tony Kavanagh, Sherry FitzGerald, 4 Eyre Square, Galway, 091 569123/086 8108335 or www.sherryfitz.ie.

## Ideally located two bed apartment in Salthill



No 15 Radharc an Chlair.

Sherry FitzGerald presents to the market No 15 Radharc an Chlair for sale by private treaty. This first floor apartment is ideally located in the sought after Galway suburb of Salthill.

This two bedroom apartment is only a stone's throw from the famous Galway Promenade offering you breathtaking

seashore walks in Salthill and all the way to Galway city centre. Salthill offers you all the necessary amenities right on your doorstep including bars, restaurants, 18 hole golf course, schools, and church. There are frequent bus routes to the city centre in the area too.

No 15 is presented in good condition throughout

and includes a bright and open plan kitchen/dining/living room complete with a quality fitted kitchen with granite worktops and quality wall and floor tiles. There are two bedrooms and a bathroom, a utility, and storage room completes the accommodation. The BER is C3. The development offers secure private



Living room.

underground parking with one designated car parking space, which is serviced by a lift.

Asking price is €230,000. Overall this is an attractive two bedroom apartment in the heart of Salthill and close to the city centre. It offers a strong investment return for investors within the marketplace or would be an ideal home for an

owner occupier due to its convenient location.

Viewing is highly advised and can be arranged by appointment with Lorraine Scully, Sherry FitzGerald, 4 Eyre Square, Galway, 091 569123/086 3822467 or www.sherryfitz.ie.

## High yielding investment in Tuam

TWM brings the anchor supermarket unit in Tuam Shopping Centre to the market, for sale on the instructions of Ken Tyrrell, PwC. The subject property forms the anchor unit within the centre and extends to approximately 1,880sq m (20,236 sq ft) at ground floor with ancillary first floor space. It is occupied by the well-established Galway based supermarket chain, Joyce's Supermarkets, under a 10-year lease from November 1, 2010, subject to a passing rent of €150,000 per annum.

Tuam Shopping Centre is an established centre in Tuam, easily accessible to Galway city and located just off the M17/M18 Limerick-Sligo road. The shopping centre was constructed by Tiernan Properties in 2005 and comprises 11 retail units, 15 two bedroom apartments, and a 400 space multi-storey car park. The supermarket,



Joyce's Supermarket, Tuam.

which forms the subject of this sale, is complemented by a strong mix of retailers within the centre including Elvery's Supermarket, Born Clothing, Born Mens, Icon Hair & Beauty, and

Medwell Allcare.

Joyce's is an independent family run business which was first established in 1951 and has expanded in recent years, now



Photo: Declan Monaghan.

operating eight shops in the Galway area, and employing approximately 360 people throughout these stores. The tenant is not affected by this sale.

The subject property is laid out to provide a large retail floor space to include a full bakery, butcher, delicatessen, and hot food counter sections, together with ancillary storage, office, and staff facilities. Sarah Winters at TWM is seeking in excess of €1.25 million which

reflects an attractive net initial yield of 11.06 per cent (assuming standard purchaser costs of 8.46 per cent). Ms Winters says she expects a good level of interest in the property, given the attractive lot size, from investors who will be enticed by the high yields and asset management angles.

For full details contact TWM, Dockgate, Galway, phone 091 458 987 or see www.twmproperty.ie.