



## Property Guide

### Oliver Lynch

**AUCTIONEERS • ESTATE AGENTS • VALUERS**  
EYRE STREET, GALWAY.  
Tel: 091-566157/562400 • Fax: 091-562400



**FOR SALE BY TENDER**  
(TENDER FORMS & FURTHER DETAILS FROM THE AUCTIONEERS)

**LATEST DATE FOR RECEIPTS OF TENDERS -**  
**12 NOON WEDNESDAY 4TH MAY 2001**  
**8 LR ABBEYGATE STREET, GALWAY**

Substantial 3 storey city centre premises located just off Shop Street and beside a variety of leading financial institutions and retail outlets. The property is zoned Commercial in the Galway Corporation Draft Development Plan.

This substantial three storey property, plus attic space, offers extensive accommodation and lends itself to a variety of uses, in what is regarded as one of the best locations in the city centre.

Total floor area: - 1,566sq ft. Plus yard - 190 sq feet. Solicitors with carriage of sale: Messrs. O'Donnell Waters, Aengus House, Dock Street, Galway.

### COLM McDONAGH AUCTIONEERING 70 PROSPECT HILL, GALWAY

Tel: 530170 Fax: 530171  
Office hours • Mon-Fri 09.15-17.30 Sat 10.30-14.30  
**OPEN THRU LUNCH**

#### TO LET - LYNWOOD HOUSE OLDENWAY BUSINESS PARK, BALLYBRIT, GALWAY

3 x 250sq ft fully fitted offices only €90 per office per week incl: 250sq ft communal board room, receptionist, air con, heat & light.



#### No 6 ST BRIDGETS PLACE, PROSPECT HILL, GALWAY

Terraced house comprising 2 apartments. Ideal investment. City centre location. Rear yard to side and back. Rear entrance. Accom: Ground floor: 1 double bedroom, large kitchen, sitting room with fireplace, bathroom including shower/wc/whb, understairs storage. Upstairs: Kitchenette with dining/sitting room, 2 double bedrooms, built-in wardrobes in one, bathroom including shower/wc/whb. Hot press and hall.

**Looking to buy warehousing in Galway? Are prices to high? Why not buy in Tuam**

Only 20/30 mins drive to Galway. Units from 1,250 sq ft/2,500sq ft. Prices from only €87,500 + VAT. Main road, central location. Limited availability. Bookings NOW being taken.

Beautiful 4 bed dormer bungalow (under construction)  
**POLLAGH, BALLINDEREEN, CO GALWAY**

2 en suites, bathroom, natural stone facing, 0.5 acre site, kitchen, dining, conservatory, sitting room, study, utility, seaweed rights.

#### SITES FOR SALE

Maree; Kilcooly, Tuam; Ahascragh, Headford.

FREE INTERNET ADVERTISING OPEN THRU LUNCH

### SALES BY MARTIN KEARY AUCTIONEERING

*For sale by Private Treaty*

#### LAKESIDE PARK, GORT ROAD, LOUGHREA, CO GALWAY



**Impressive two storey residence with separate two bedroom apartment located in prime residential area with excellent view over Loughrea lake.**

This spacious residence is well located close to town centre and amenity area and within half hour drive of Galway city.

Accommodation: Entrance hallway with porch, oak fitted kitchen, utility, study, laundry room, toilet, living room with fireplace, sitting room with fireplace, five bedrooms, bathroom. Large store/garage.

Self contained apartment consists of kitchen/living room, utility, two bedrooms, bathroom. This is an excellent opportunity to acquire an exceptional property in choice location.

*Full details from Auctioneer.*

*For sale by Private Treaty*

#### MASONBROOK, LOUGHREA, CO GALWAY

**Spacious four bedroom bungalow with garage and basement located in scenic location approximately 1.5 miles from Loughrea town.**

We have been instructed to offer for sale this well located road side residence on Loughrea/Tynagh road.

Accommodation: Entrance hallway, sitting room with double door to dining room, fitted kitchen, utility, four bedrooms, large garage and fuel shed.

Oil fired central heating.

The property is in excellent condition and inspection is invited.

*Full details from Auctioneer.*



#### ARDNADOOMAN WEST, LOUGHREA, CO GALWAY

**Non residential holding of c51 acres for sale by private treaty**

We have been instructed to offer for sale this well located holding consisting of 51 acres situated approximately 1.5 miles from Loughrea and within half hour drive of Galway city.

The lands are suitable for grazing and inspection is invited.

*Further details and maps from Auctioneer*

#### ARDNADOOMAN EAST, LOUGHREA, CO GALWAY

**Non residential holding of c13.5 acres quality for sale by private treaty**

We have been favoured with instruction to offer for sale this well located non-residential holding of 13.5 acres with hay shed, cattle crush and pen. The lands located 1.5 miles from Loughrea are of excellent quality with river water. *Further details and appointment to view from Auctioneer*

*Solicitors: A G Moylan & Co*

#### EARLSPARK, LOUGHREA, GO GALWAY

**Large site with view across Loughrea lake for sale by private treaty**

Exceptional site with water located in scenic location approximately 1.5 miles from Loughrea.

*Further details from Auctioneer*

### MARTIN KEARY AUCTIONEERING IAVI, (INSURANCE BROKER)

**MAIN STREET, LOUGHREA, CO GALWAY.**  
TEL: 091-841298 FAX: 091-842257 e-mail: keary@iol.ie

### Joseph J. McInerney (Auctioneers) Ltd

AUCTIONEERS, VALUERS, ESTATE AGENTS & MORTGAGES

#### GORT & KINVARA

Commissioner for Oaths

Sub-Office in Kinvara : Sat. 11am-1pm

Agents For Eagle Star Life

Tel: (091) 631078/ 631930 Fax: (091) 632281

<http://www.mcinerneyproperty.com>

[josephmcinerney@eircom.net](mailto:josephmcinerney@eircom.net)

### CRANNAGH, GORT

NEW TO MARKET



SPACIOUS 3 OR 4 BEDROOM BUNGALOW UNDER CONSTRUCTION IN THIS FINE BUILT-UP LOCATION MID-WAY BETWEEN GORT AND KINVARA AND ONLY 20 MINUTES TO GALWAY CITY. ATTIC CONVERSION POSSIBLE IF REQUIRED. HIGH SPECIFICATION PROPOSED. WITHIN EASY REACH OF N18 ROUTE. WILL COMPRISE AT LEAST 2,000 SQ.FT. ON ACRE SITE. SHORT DISTANCE TO NATIONAL SCHOOLS. FULL DETAILS ONLY FROM SOLE AGENTS.

**KINVARA** - 1 ACRE SITE 2 MILES FROM VILLAGE NEAR NORTHAMPTON NATIONAL SCHOOL SITUATED JUST OFF GORT ROAD IN MATURE SETTING WITH MAINS WATER. O.P.P. PRIME DEVELOPMENT OPPORTUNITY.

**KINVARA** - 2 BEDROOM SELF-CONTAINED APARTMENTS TO LET IN THE KINVARA AREA. DETAILS FROM AUCTIONEERS.

[www.mcinerney.com](http://www.mcinerney.com)

for all your listing on all your property

# The Galway Advertiser

## will be closing at 2pm on Good Friday

### FOR SALE

## Derryhoyle-More, Craughwell, Co Galway

2,200 sq ft house on elevated 0.5 acre site with mature trees.

*Features include:* 4 en suite bedrooms, spacious kitchen & utility, beautiful hallway & lounges, bathroom. Wooden floors & doors throughout.

*Situated:* 1.5 miles Loughrea side of Craughwell village. Take 2nd left (for St Clerans), 0.75 miles, then 1st right. House is 2nd on left.

**Viewing: Open this Easter Saturday, from 4 to 6pm, or by appointment.**

Phone Fiona 087-226 6065.

Price Region £165,000

### Maifield Court, Ballinrobe

Phase 2 now released  
3 Bed, 2 Storey, Fully Finished

8 1/2 acres with FPP Headford  
18 1/2 acres with Residence, Headford  
House on 1 acre Claren, Headford  
New Bungalow at Shrule  
Site with FPP, Headford

**Des Kearney Auctioneer**  
Headford 093 35582 - 086 2599580

### WANTED

**Thatched cottage or derelict house, on circa 1 acre in Athenry area, for cash customer.**

All queries dealt with in strictest confidence.  
*Contact Oates Auctioneers.*

**OATES**  
AUCTIONEERS  
INSURANCE BROKERS

Church street, Roscommon  
Tel: (0903) 27878  
Fax: (0903) 27877  
[www.aengusoates.com](http://www.aengusoates.com)  
email:  
[info@aengusoates.com](mailto:info@aengusoates.com)

# O'DONNELLAN & JOYCE

O'DONNELLAN & JOYCE

O'DONNELLAN & JOYCE

## 35 FR GRIFFIN ROAD



**NEW TO THE MARKET**

- A beautiful home of incredible proportions is what's on offer at 35 Fr Griffin Road. Located in an area of unsurpassed convenience to the city and Salthill, this home would impress any viewer.
- The home contains 7 large bedrooms, 6 of which are double rooms, 4 of which are en suite, a large sitting room, kitchen, rear yard and car port all add to the sheer space afforded to this home.
- No further work is required on this excellent property that would serve as a lucrative investment of large family home in the city centre.
- **Accommodation:** Entrance hall, sitting room, kitchen, 7 bedrooms (4 en suite), bathroom, rear yard/car port with parking for 7 cars.

**Price: €270,000.**

## BARNA, LACKLEA



**NEW TO THE MARKET**

- A wonderful home in a beautiful and spectacular location at Lacklea, Barna.
- Unique in its design this 4 bedroomed detached dormer bungalow has the added benefit of a 1 bedroomed apartment upstairs. Easily convertible as one home, both excellent in space, light and desirable living.
- The home boasts a garage, south facing rear which is totally private.
- Built on a half acre site this home is within easy reach of Barna village and beach.
- **Accommodation main house:** Entrance hall, sitting room, kitchen, dining/living room, utility, 4 bedrooms (1 en suite), bathroom.
- **Apartment:** Kitchen, sitting room, 1 bedroom, bathroom.

**Price: €320,000.**

## SANDY ROAD, 79 GORT NA GLAISE



**NEW TO THE MARKET**

- Exceptional ground floor apartment situated within walking distance of Galway city centre, this property is in majestic decorative order and repair and has been designed to the highest of standards.
- Containing a spacious interior, this beautiful apartment would provide the ultimate start up home and due to its convenience to the city centre, a gilt edged investment property.
- **Accommodation:** Entrance hall, lounge/dining room, kitchen, 2 bedrooms, bathroom
- Electric heating.
- Regency panel doors.

**Price region: €135,000.**

## FOR SALE BY PUBLIC AUCTION (unless previously sold) MAGNIFICENT SITE AT ORANSWELL, BUSHYPARK, GALWAY

On Friday 27th April, 2001 at 3pm  
in The Victoria Hotel, Eyre Square, Galway



- Magnificent opportunity to purchase one of the finest sites in Bushypark.
- Situated on an elevated site within 2 miles of Galway city centre in this much sought after residential location.
- Containing outline planning permission.
- Site area 0.7 of an acre.
- Unique opportunity to purchase what must be regarded as one of the finest sites available on the market, with a very attractive reserve price.
- **Solicitor with carriage of sale:** David Casey, Casey & Son, Bindon Square, Ennis, Co Clare.

## BALLINDOOLEY, HEADFORD ROAD



**MAGNIFICENT DORMER BUNGALOW AT KILLOUGHER.**

- Magnificent dormer bungalow located less than 3 miles from Galway city centre.
- Situated in a rural environment the property is within a 5 minute drive of the heart of Galway city centre and is in close proximity to Lough Corrib.
- The property, which is surrounded by lush fields while at the same time being just a stone's throw from the city centre, would provide a unique family home.
- This modern dormer bungalow which was built within the last year is finished to the highest of standards and contains a magnificent spacious interior with quality fixtures and fittings.
- **Accommodation:** Entrance hall, lounge, kitchen/dining room, utility, downstairs toilet, playroom, study, shower, 5 bedrooms (1 en suite), bathroom.

**Price region: €275,000.**

## ATTENTION ALL BUILDERS FULLY SERVICED SITES WITH FULL PLANNING PERMISSION FOR DETACHED AND SEMI DETACHED HOUSES AT LACKAGH, TURLOUGHMORE, CO GALWAY

Superb opportunity to purchase individual sites located in a superb development of detached and semi-detached architecturally designed family homes.

Located in the heart of Lackagh village with a gilt edged resale.

This is an ideal opportunity to purchase a fully serviced site in an extremely sought after development.

Situated less than 15 minutes drive from Galway city centre we are offering a limited amount of fully serviced sites.

For full particulars contact  
O'Donnellan & Joyce, Mary Street, Galway (091) 564212/568403.

## NEWCASTLE, 85 INNISHANNAGH PARK



- Exceptional 3 bedroom semi-detached residence located in this convenient estate which is within walking distance of NUIG and the University College Hospital.
- The property is in pristine decorative order and repair, it has been maintained by its present owners to the highest of standards.
- This property would provide an ideal first time purchasers home where no work would be required, all you have to do is turn the key and you will feel at home immediately.

**Accommodation:** Entrance hall, lounge, kitchen/dining room, bathroom, 3 bedrooms.

**Price region: €99,500.**

## ROUNDSTONE, CONNEMARA, CO GALWAY



**PRELIMINARY NOTICE  
FOR SALE BY PUBLIC  
AUCTION  
TRADITIONAL FISHERMAN'S  
COTTAGE IN NEED OF  
RENOVATION AT MARINE  
TERRACE, ROUNDSTONE,  
CONNEMARA, CO GALWAY  
Adjacent to plot of land  
Guideline price: €75,000**

**Solicitor with carriage of sale:** Mannion & Aird, Clifden, Co Galway.

## DESIGN YOUR OWN HOUSE

Individual magnificent sites at Dyke Road, Galway city

For further details contact:  
Colm O'Donnellan,  
O'Donnellan & Joyce Auctioneers  
(091) 564212/568403

## RENMORE, 41 BELMONT



- Beautifully well maintained large 5 bedroomed family home with optional self-contained flat is what's on offer in the hugely convenient location of Belmont, Renmore.
- Having been upgraded and meticulously maintained by its current owners this home would provide the ultimate family home with excellent earning potential due to its close proximity to the GMIT.
- This home is located close to all amenities and the city centre is a short drive/bus ride away. Viewing is highly recommended for the discerning buyer looking for a home with no further work required.

**Price region: €198,000.**

## BALLYMONEEN ROAD, 14 SEACREST



- Superb substantial detached residence with space in abundance and containing a large private south facing rear garden.
- Superb detached family home contains quality spacious interior with 5 excellent bedrooms.
- This property which is owner occupied is in excellent decorative order and repair and is located in a traffic free cul de sac.
- The property enjoys privacy with a south facing rear garden which is totally surrounded by mature trees.

**Price region: €227,500.**

## HEADFORD ROAD, CASTLELAWN HEIGHTS



- Magnificent 3 bedroomed detached residence located in this traffic free cul de sac in this centrally located residential development.
- The property which would provide the ultimate family home has been totally refurbished by its present owners to provide a modern interior with quality fixtures and fittings throughout.
- Located just off the Headford Road it is within a leisurely stroll of Galway Shopping Centre, Terryland Shopping Centre and within close proximity of the city centre.
- In beautiful decorative order and repair, viewing is a must.

**Price region: €142,000.**

## RAHOON, 91 ROCKFIELD PARK



- Superb spacious detached 4 bedroomed family home.
- Ideal permanent residence or excellent investment property.
- **Accommodation:** Entrance hall, lounge, kitchen/diner, 4 bedrooms, bathroom.
- Oil fired central heating.
- **Attractive reserve of €150,000 (open to offers).**

## BALLYBRIT, 37 CLUAIN ARD



- Delightful semi detached residence located in this convenient residential estate situated within walking distance of GMIT, Galway industrial estate and within a stone's throw of the world famous Ballybrit racecourse.
- The property which is in excellent decorative order and repair must be viewed to be appreciated.
- Ideally suitable for first time purchasers or due to its convenience a gilt edged investment.
- **Accommodation:** Lounge, kitchen/breakfast room, downstairs toilet, 3 bedrooms, bathroom.

**Price region: €136,000.**

## EASTER OPENING HOURS

Good Friday: 9.00am-1.00pm  
Easter Saturday: Closed  
Re-opening, Tuesday 17th April, 2001 at 9.00am

**GALWAY'S COMPLETE PROPERTY SERVICE** open 6 days a week  
9am-6pm (OPEN DURING LUNCHTIME) Thursday open late 9-7pm Saturday all day 10-4pm

**MARY STREET GALWAY** Telephone 091-564212 / 568403  
website: www.odonnjoyce.com email: info@odonnjoyce.com Fax 091-562681



# £30 million business park launched

by Kernan Andrews



• A GLANCE towards the future: Minister for Housing Bobby Molloy officially launched Galway's £30 million City North Business Park on the Tuam Road. From left; Martin Kenny, managing director, The Kenny Group Developers; Dep Bobby Molloy, and Danno Heaslip, auctioneer selling agents.

GALWAY CITY'S largest privately owned business park on the Tuam Road was officially launched this week by the Minister for Housing Bobby Molloy. Currently under construction on a 17.3 acre site, the £30 million City North Business Park is being developed by The Kenny Group.

The park is located 2.1 miles north-east of Galway city on the N17 and is close to the Ballybrit race course. The proposed new Galway to Dublin motorway will provide further easy access in

the next few years.

The park will be a combination of retail, warehouses, offices, distribution units, commercial warehouses, motor showrooms, a nine-screen cinema, restaurant, crèche, and service building.

Already a new state-of-the-art SDS headquarters building is under construction on the site for An Post. It is expected to be operational in early summer.

The 30,000sq metres of mixed commercial properties will be of high specification and the multifaceted accommodation is expected to attract much interest.

**WHY NOT GET  
A MORTGAGE  
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AT A GREAT RATE  
5.7% APR**

**Call to any our Mortgage Specialists in the City**

Mary Shannon, AIB Eyre Square  
Adrian McKiernan, AIB Lynch's Castle  
Lorna Egan, AIB Newcastle  
Patricia McNicholas, AIB Salthill  
Josephine Doherty, AIB Tuam Road

**Statutory Information:** Maximum loan to value of property 90% of purchase price or valuation, whichever is lower (Mortgage Indemnity Fee may apply). Normal Lending levels are subject to monthly repayment burden not exceeding 35% of borrower's disposable income and vary according to individual circumstances, loan requests considered on the basis of proof of income, financial status and demonstrated payment capacity (including capacity to repay at higher interest rate). Lending criteria and terms and conditions apply. The cost of your monthly repayments may increase if you do not keep up your repayments, you may lose your home. The monthly repayments on a typical £50,000 mortgage over 20 years are £346.41 (apr 5.7%) as at 17th October 2000. A 1% increase in interest rates would add £28.67 p.m. to these repayments.

**THE DALES Showhouse**  
**MOYLOUGH VILLAGE OPEN DAY**  
Sunday 15th April 2001  
12 noon - 4pm  
Special offer price on day on 1st four 3 bed/semis and 1st four 4 bed/semis at prices never to be repeated and additional bonus of £1000 free kitchen appliances.  
Joint agents Gilmore IAVI 0905 79202 • Killilea Sales 093 28833

*Auctioneer Valuer Estate Agent*  
New Street, Ballinrobe, Co. Mayo, Ireland.  
Tel: (092) 41036. Fax: (092) 41036. Mobile: 087 2268015.  
e-mail: mburkeauctioneers@yahoo.com  
V.A.T. No. IE 2885459 J  
FOR SALE BY PRIVATE TREATY

**Prendergasts  
Shop & Filling Station  
Kilmaine, Co Mayo**

Located in Kilmaine village, on the busy N84, with excellent passing trade this property has a large catchment area and is the only filling station business in the village of Kilmaine & surrounding area.

An ideal business opportunity with huge potential for development & growth. 'Prendergasts' is the only filling station facility in Kilmaine village  
This two storey property has good living accommodation

*For further details contact*  
**Michael Burke & Co Auctioneer, Valuer & Estate Agent**  
New St, Ballinrobe, Co Mayo. 092 41036 087 2268015

**3 bedroomed house  
for sale in  
Headford area.**  
Kitchen/dining,  
utility, sitting room,  
one bedroom en suite.  
Grant for first time  
buyer. Stone wall in  
front.  
*Well worth viewing*  
**Phone 093 36088**

**COUNTRYSIDE  
KINVARA, CO GALWAY**

**LIMESTONE DALE**

**BURREN HAVEN**

Situated within 10 minutes walk from Kinvara village and a 5 minute walk from Dunguaire Castle, on the Ardrahan road this 5 residence development features magnificent views of the surrounding Burren countryside. All of these high spec properties feature modern luxuries available to aspiring purchasers with generous PC sums obtainable. Each property will be built on mature large sites, fully serviced and landscaped. All homes are to be finished to a very high standard with purchasers choice as to the type of finishing. A once in a lifetime opportunity to purchase such exclusive properties in close proximity to all local amenities.

**ELEGANT 4 BEDROOM COTTAGE  
ON MATURE 1 ACRE SITE  
CRUSHOA, KINVARA,  
CO GALWAY**

Situated among beautiful mature trees c1.5 miles from Kinvara, this 4 bedroom residence stands on c1 acre within 800m of the Galway Bay coastline. Featuring 4 bedrooms, sitting room plus kitchen cum dining room and bathroom this attractive dwelling has also a number of sheds at the rear with excellent potential for conversion. Requiring no immediate outlay and no stamp duty for first time buyers, viewing is highly recommended in this most scenic area.

**EXTENSIVE 4 BEDROOM  
LUXURY RESIDENCE  
CAHERALOGGY,  
KILCOLGAN, CO GALWAY**

Situated c2 miles from the main Galway-Limerick road and within a short drive of Galway city, Clarinbridge, and Galway Bay Golf Club, this magnificent residence will be finished to a very high standard of construction. The property is located in a rural residential area but within close distance of all amenities. With beautiful rear views of Connemara and surrounding countryside and because of its close proximity to Galway city this represents a glorious opportunity to acquire a residence in this beautiful area.

**CASEY AUCTIONEERS LISDOONVARNA & KINVARA**

Kinvara office (091) 638237  
Lisdoonvarna office (065) 7074273  
[www.casey-property.com](http://www.casey-property.com)

**Michael Cunningham** M.I.P.A.V. SALES

**Elevated Site at Ballydavid South, Athenry, Co Galway  
with full planning permission for 23 houses  
For Sale by Private Treaty**

We are honoured with instructions to offer for sale the above property which consists of,

2.9 acres (open space 25%)  
Full Planning Permission granted for 13 detached houses and 10 semi detached houses.  
All Town Services adjacent to the site.  
*Complete details and map from the undersigned who is sole Agent.*

**MICHAEL CUNNINGHAM MIPAV**  
Auctioneer, Valuer & Estate Agent  
Tel 091 631291/631555 Fax 091 631895 Homepage: <http://www.galwayproperty.com>  
email: gort@indigo.ie

**Need A Mortgage  
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Hennelly Financial Svcs Ltd,  
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Attn. Landlords

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OUR WAITING  
LIST**

Contact: Richard Kilkelly,  
Kinvara House,  
Curraghgreen, Oranmore,  
Co Galway  
Mobile:  
**086 2617356**  
Fax: 091 792631  
Email: richiek@indigo.ie

**Property Guide**

# Bungalow for sale in Claregalway

by Kernan Andrews

AN OWNER occupied detached bungalow at Kiniska, Claregalway has come onto the market.

The house is located just 2.5 miles from Claregalway and just a few hundred yards off the main Galway to Roscommon Road. The property is about 25 years old and has been refurbished by its present owners, including woodgrain uPVC double glazed windows, refitted kitchen, addition of an en suite, extensive ground works including two large external fish ponds, with an abundance of goldfish.

The accommodation includes a living room, dining room, kitchen, four bedrooms, bathroom and en suite shower room. There is also a large separate detached garage. The property is in excellent decorative order.

The house comes at £155,000. For more information contact Mullery, O'Dolan, and Doyle on 091-567275.

**FOR SALE**  
**2 LEASEHOLD INTERESTS**  
 IN GALWAY'S BEST LOCATED RESTAURANTS  
**Newcastle & Salthill**

*To include all fixtures & fittings*  
*Reasonable rents*  
**Details:**  
**O'Donnellan & Joyce**  
**Ph: 564212**

**UNIT FOR LETTING**  
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**Tel 087-988 3922**

LOCATION • LOCATION • LOCATION  
**SUPER CITY CENTRE APARTMENT**  
 3x dbl bedrooms 1 en suite  
 Kitchen/dining/living room. Large fully tiled bathroom. Lift, car space included. Roof garden. 5 mins Eyre Square. short walk to NUIG, UCHG and city centre. Ideal investment property. full details from



**COLM MCDONAGH AUCTIONEERING**  
 • 70 Prospect Hill, Galway • Tel 530170 Fax 530171  
 Office Hours • Mon-Fri 09.15-17.30 Sat-10.30-14.30  
 Open thru lunch

**FOR SALE**  
**DELIGHTFUL 4 BED SEMI-DETACHED DORMER RESIDENCE ON LARGE CORNER SITE**  
**ASHBROOK, ORANMORE CO GALWAY**



This private residence situated on a corner site at the head of a limited cul-de-sac, with landscaped front & back gardens. The accommodation inc: Ground Floor: Entrance hall, livingroom, kitchen/dining room, utility (inc: downstairs toilet) and large en suite bedroom. First Floor: Three bedrooms (master en suite) and bathroom The property is being sold with the benefit of ofch, gas fire and many extras. Viewing is highly recommended

**FOR SALE**  
**FORTHMILL MOYCULLEN CO GALWAY**  
**EXECUTIVE 5 BED RESIDENCE ON LARGE MATURE SITE**



This outstanding property has many outstanding features inc. oak flooring, oak panelled doors throughout, gas central heating, featured stone fireplace, c12ft ceiling in family-room, 3 stables and tack room and lunging ring. Site map and other particulars are available from sole agents

**FitzGerald**  
 Kiltartan House, Forster St, Galway.  
**091 563364 087 2586855**



**Main Street, Oughterard**  
**Tel: (091) 552999**  
**Fax: (091) 552990**  
**Web: spentool.com**  
**Email: spentool@indigo.ie**

**KNOCKBANE MOYCULLEN, CO GALWAY**  
 Moycullen 2 miles, Galway 9 miles  
**LUXURY DORMER RESIDENCE WITH CONSERVATORY IN A SPLENDID LOCATION FINISHED TO A SUPERIOR STANDARD**



This luxury home will be finished to a very high standard in a tranquil scenic location only 20 minutes from Galway city on a lovely site of approx 0.73 acres, just off the main Galway/Oughterard road (N59). Comprising: Kitchen/dining room, reception, living room, south facing conservatory, utility, 5 bedrooms (2 en suite) and bathroom.  
**FOR SALE FREEHOLD - OFFERS ON £250,000**

**7 EALLAGH HEADFORD, CO GALWAY**  
 Galway 16 miles  
**FINE 4 BEDROOM HOUSE IN EXCLUSIVE DEVELOPMENT CLOSE TO THE VILLAGE CENTRE AND ALL AMENITIES**



Spacious semi detached residence in an edge of village development with wonderful appeal and character. This attractive residence is ideally located on the Galway side of Headford village, in a secluded location, within minutes walk to all amenities. Comprising: Sitting room, kitchen/dining room, downstairs wc, 4 bedrooms (master en suite) and bathroom.  
**FOR SALE FREEHOLD - OFFERS ON £120,000**

**CLOONIFF MOYCULLEN, CO GALWAY**  
 Galway 5 miles, Lough Corrib 1 mile  
**DETACHED BUNGALOW WITH LOVELY VIEWS OF LOUGH CORRIB AND THE SURROUNDING COUNTRYSIDE FOR MILES**



Spacious bungalow with wonderful character standing on approx a third of an acre only 10 minutes drive from Galway city centre. The property comprises: 4 bedrooms, bathroom, sitting room, living room, kitchen, utility, and garage with conversion possibilities. There are magnificent views over Galway city and county for miles with views of Lough Corrib.  
**FOR SALE FREEHOLD - OFFERS ON £172,000**

**OPEN FROM MONDAY TO SATURDAY, FROM 9AM TO 5:30PM.**  
**Click on it! www.spentool.com**

**Matt O'Sullivan**  
 Estate Agent, Auctioneer & Valuer • Insurances  
 Main Street, Oughterard, Co Galway.  
 Tel: 091-552503. Fax: 091-552507.

**OUGHTERARD TOWN CENTRE**  
 Excellent business opportunity, thriving news/confectionery/tobacconist/video/wine and grocery.

**We have a wide selection of houses under construction between Moycullen and Oughterard. Call us for details of plans of check us out on www.mattosullivan.com Prices from £118,000.**

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 A number of prime sites in the Oughterard/Roscahill area.

**MAIN ST, OUGHTERARD**  
 Available to lease - office/shop approximately 420sq ft.

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**Matt O'Sullivan Auctioneers on 091 552503**  
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I Cathal Fahey of 12 St Finbarr's Terrace, Bohernmore, Galway, am applying to Galway Corporation for planning permission for single storey front extension with two storey side and rear extension at above address.  
 Signed Cathal Fahey

**Headford Mart Properties Auctioneers & Valuers**

**For Sale**  
**Clylagh, Headford**

**8 acres with full planning permission for 25 Storey Houses**

This exceptional property has panoramic views of Lough Corrib. Walking distance to Clydagh Castle and Kilbeg Pier. All amenities nearby.  
 Phone or call for listing.  
 30 house and 35 sites on our books  
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**Joe Wynne 093 35572/087 2075637**  
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**FOR SALE BY PRIVATE TREATY**  
**CLOONACAUNEEN CASTLE, CLAREGALWAY**  
 BAR AND RESTAURANT BUSINESS.  
 Oldest licensed premises in Ireland dating back to 13th century, standing on 2 acres of landscaped gardens.

**Accommodation comprises:**  
**Ground floor:** Bar, restaurant, function room and kitchen. **Upstairs:** 8 rooms.  
 Situated in excellent hunting and shooting countryside and within easy reach of Lough Corrib, 3 miles from Galway city, 1 mile from new industrial estate and close to race track.  
 Eligible for new heritage grants.  
 Further particulars - apply to the auctioneer

