

New restaurant and office building for Salthill

Tiger & Co has commenced marketing the former Glendawn Hotel, located in Salthill at the junction of Salthill Road and Lenaboy Gardens.

The building is due to be redeveloped into a new architect designed restaurant and office building totalling 5,500sq ft (3,250sq ft restaurant and 2,500sq ft office) and is due for completion in January 2016.

Project architect, Seamus Keller of Keller

architects, said Glendawn will be a very special space due to its attractive, seaside inspired, design, huge street frontage of more than 200ft, new sunny outdoor terraces at ground floor and first floor levels, and bright interior. It will also feature on site car parking. The office space will be bright and contemporary with an own door entrance and high profile signage. It will offer the ultimate lifestyle focused workspace with all the

amenities of Salthill on the doorstep.

According to Chris McGrath of Tiger & Co there is already strong interest in the restaurant space due to Salthill's growing reputation as a food and leisure destination. This development will copperfasten Salthill's position a food and leisure destination and will help attract greater footfall into the village.



Commercial investment

Investors looking for an affordable city centre commercial investment, currently let to a Government tenant, should consider Office 3, The Plaza.

This own door office suite is located on the top floor of The Plaza, Headford Road, close to Galway city centre, with views directly over the Corrib. The property is let to the Commissioners of Public Works in Ireland on a new 10-year lease, from February 16 2015, on a stepped rent rising to €25,000 per annum in year four.

The property has the benefit of landlord's fitout and comes with four private car parking spaces located to the rear of the complex. The agent anticipates strong interest from private investors seeking secure income in a central location. Guide price is €225,000.

All enquiries to Rosemary Casey, TWM, 091 458 987.

Semidetached home in an excellent location

Sherry FitzGerald is offering No 79 Hazel Park, Newcastle, Galway, to the market for sale by private



No 79 Hazel Park.

treaty. No 79 is a three bedroom semidetached home situated at the end of a quiet cul-de-sac in a mature settled location, close to Galway city's largest institutions NUI Galway and UHG. The area is central and well serviced with all facilities and public transport close by.

Size is 90.6sq m (975sq ft) approximately. Internally this home comprises a living room, kitchen, dining room, and toilet on the ground floor, with three bedrooms and the main bathroom on the first floor. The

dining room is currently being used as a fourth bedroom. It is in good condition internally and ready for immediate occupation.

The BER is E1 on BER cert no 102359346, with an energy performance indicator of 311.98 kWh/sq m/yr.

Due to the quality of the location this property would suit owner

occupiers or investors due to its close proximity to both the hospital and university.

Asking price is €195,000 and viewing is highly recommended.

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

Sea views in Roscam

This beautiful owner occupied home is presented by its owners



No 352 Boireann Bheag.

in showhouse condition.

Situated towards the end of a cul de sac, No 352 Boireann Bheag enjoys superb privacy and is not overlooked front or rear. It offers uninterrupted views of Galway Bay to the rear.

The home is filled with light and is ready to walk into. Accommodation comprises large living room, sunny kitchen, utility, and guest wc at ground floor, with three beautiful bedrooms, large en suite, and family bathroom at first floor.

According to agent Shelagh McGann of Keane Mahony Smith, this is possibly the nicest three bed on the market at the minute.

To arrange a viewing contact Keane Mahony Smith auctioneers at 091 563 744.

FOR SALE by Private Treaty

GALWAY CITY CENTRE INVESTMENT OPPORTUNITY

OFFICE 3, THE PLAZA, GALWAY CITY, CO. GALWAY



- Top floor office suite in excellent condition including 4 car spaces
- Let to the Commissioner of Public Works on a new 10 year lease from 16th February 2015
- Stepped rent rising to €25,000 p.a. from year 4
- Property benefits from views over River Corrib
- Guide Price €225,000
- Tenant Not Affected

BER C3

TWM
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YVONNE SWEENEY
AUCTIONEERS & VALUERS

97 Clochog, Oranmore, Co Galway

Three bedroom semi detached home



- South west facing rear garden
- Attic converted

Guide Price: €249,000

BER C1

184 Bluebell Woods, Oranmore, Co Galway

Four bedroom detached home



- Excellent aspect
- Overlooks a wooded area with views of the Castle

Guide Price: €325,000

BER C3

2 Clochog, Oranmore, Co Galway

Five bedroom detached home



- Great location close to Oranmore village
- Benefit of a downstairs office/bedroom

Guide Price: €298,000

BER D1

12 Oranhill Road, Oranhill, Oranmore, Co Galway

Four bedroom detached home



- Very bright and spacious living accommodation
- Presented in excellent condition

Guide Price: €295,000

BER D1

5 Oranmore, Oranhill, Oranmore, Co Galway

Three bedroom mid terraced home



- Impressive Energy Rating
- Landscaped rear garden

Guide Price: €215,000

BER B3

Drumacoo, Ballinderreen, Kilcoigan, Co Galway

Four bedroom bungalow set on 0.7 acres



- Presented in excellent condition.
- Gas Fired Central Heating

Guide Price: €200,000

BER C3

7 Castle Road, Oranmore, Co. Galway

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