



## Stunning 5 Bed Dormer Bungalow For Sale In Cregcarragh Claregalway County Galway Ireland



### Informazioni sull'Agente

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Property Type:	Apartments
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 762,767.26

### Posizione

Nazione:	Ireland
Stato / Regione / Provincia:	Connaught
Cap:	H91W2N4
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Descrizione:

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Esales Property ID: es5555024

St. Philomena's.

Cregcarragh.

Claregalway.

Galway.

H91W2N4

Ireland



BER: C3

## Spacious 5-Bedroom Family Residence in Cregcarragh, Claregalway

Boasting the ultimate trio of 'Location, Location, Location,' this stunning 204-square-meter family home offers a rare combination of rural tranquility and city convenience. Situated in the highly sought-after area of Cregcarragh, Claregalway, the property is just a stone's throw from the reputable Cregmore Primary School and a short 10-minute drive from the vibrant heart of Galway City.

### Designed for Family Living

Constructed in 2004, this residence has been meticulously maintained and is presented in excellent decorative condition. The expansive 204 m<sup>2</sup> (approx. 2,200 sq. ft.) layout is thoughtfully distributed across two levels, featuring a hollow-core first floor—a premium construction detail that provides superior sound insulation and fire safety between levels.

The heart of the home is a grand 8-meter Kitchen and Dining room, finished with ceramic tiling and French double doors that open out to the lush gardens. For cozy evenings, the separate sitting room features solid wood flooring and a classic cast feature fireplace equipped with a fuel-efficient stove.

### Accommodation Highlights

This home offers five generous bedrooms, providing ample space for a large family, a home office, or guest quarters:

- \* Master Suite: A true retreat featuring solid wood flooring, a dedicated walk-in wardrobe, and a private ensuite bathroom complete with a bath.
- \* Bedroom 2: An exceptionally large room (3.5m x 7.3m) also boasting its own private ensuite.
- \* Ground Floor Convenience: The fifth bedroom is located on the ground floor, ideal for guests or those requiring accessible living.
- \* Family Bathrooms: In addition to the ensembles, the home includes a large ground-floor family bathroom with both a shower and bath, plus a further bathroom on the first floor.

### Exterior and Grounds

The property sits on a generous 0.75-acre site, bordered by traditional Irish stone walls and secure gates. The mature, landscaped gardens are multi-aspect, ensuring sunlight throughout the day, and the property is not overlooked, offering total privacy. Additional external features include low-maintenance uPVC double-glazed windows, PVC fascia and soffits, and ample parking.

### Premium Location and Connectivity

Cregcarragh is perfectly positioned for those working in Galway's major employment hubs like Parkmore or Ballybrit, while still enjoying the peace of the countryside.



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- \* Education: Walking distance to Cregmore Primary School and easy access to Galway City's post-primary schools.
  - \* Services: Mains water, private septic tank, and oil-fired central heating (BER Rating: C3).
  - \* Inclusions: All curtains, carpets, blinds, and light fittings are included in the sale, making this a truly 'turn-key' opportunity.

## Travel and Accessibility

For international travel, the property is excellently served by three major airports:

- \* Shannon Airport (SNN): Approximately 60 minutes via the M18.
- \* Ireland West Airport Knock (NOC): Approximately 60 minutes to the north.
- \* Dublin Airport (DUB): Just over 2 hours via the M6 motorway.

This is a significant opportunity to acquire a substantial and beautifully finished home in one of County Galway's most desirable residential pockets. Viewing is highly recommended to appreciate the scale and quality of this exceptional property.

## About the Area

Cregcarragh is a peaceful and scenic townland located in Claregalway, a historic and rapidly growing village just north of Galway City. This area is characterized by its quintessential West of Ireland landscape, featuring dry stone walls, lush green pastures, and a sense of quiet rural community. Historically, the region is anchored by the ruins of Claregalway Friary and the nearby 15th-century Claregalway Castle, both of which sit along the banks of the River Clare and serve as enduring symbols of the area's medieval significance.

The townland of Cregcarragh offers an ideal residential balance for those who appreciate the tranquility of the countryside without sacrificing the conveniences of city life. In recent years, it has become a popular choice for professionals and families who work in the nearby Parkmore and Ballybrit business parks, which house some of the world's leading medical device and technology companies. Living in Cregcarragh provides a 'best of both worlds' lifestyle: the space and privacy of a rural setting with the vibrant cultural and culinary scene of Galway City only a 15-minute drive away.

Community life in and around Claregalway is vibrant, supported by excellent local infrastructure including modern primary and secondary schools, high-quality hotels, and traditional Irish pubs. The village is well-known for hosting the annual Claregalway Garden Festival at the castle grounds, an event that draws visitors from across the country. Additionally, for the outdoor enthusiast, the proximity to Lough Corrib offers world-class angling and boating, while the nearby rolling hills are perfect for cycling and walking along quiet country lanes.

Travel and international accessibility are straightforward for residents and visitors. The nearest airport is Shannon Airport (SNN), located approximately an hour's drive (85 km) to the south via the M18 motorway, offering a wide range of transatlantic and European flights. Alternatively, Ireland West Airport Knock (NOC) is roughly an hour's drive (75 km) to the north. For those requiring the broadest



range of global connections, Dublin Airport (DUB) is accessible in about two hours and 15 minutes via the M6 motorway, ensuring Cregcarragh is well-linked to the rest of the world.

## MAIN FEATURES:

- \* 204m<sup>2</sup> of living space
- \* 2000m<sup>2</sup> plot
- \* 5 Bedrooms
- \* 3 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Ireland
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### Comune

Camere da letto:	5
Bagni:	3
Finito piedi quadrati:	204 mq
Dimensione del lotto:	2000 mq

### Utility details

Heating:	Si
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### Lease terms

Date Available:

### Contact information

IMLIX ID: IX8.409.955

