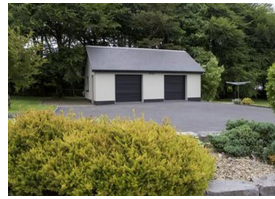


## HOME FOR SALE



## Corofin, Clare Ireland

Asking Price

€450,000

Bedrooms **6**

Year Built **0**

Bathrooms

Date Listed **06/09/2025**

Size **320 Sq M**

Listing ID **GL-  
1623292222**

Listed by: Euro Resales

For more information, visit:

<https://www.globallistings.com/5338325>

## Overview

Superb Six Bedroom House The Beeches Currylaur Cummer Corofin Co Galway

Euroresales Property iD - 9825121

Property information:

The Beeches is a truly stunning family residence, close to the highly sought-after village of Corofin, near to Galway city on the beautiful, unspoilt West Coast of Ireland. Rarely do we have the pleasure of marketing a house of such quality and in such a beautiful, tranquil and convenient location.

For any family with children, The Beeches is a mere 30 second walk to the very excellent St Coleman's National Primary school, and The Orchard Nursery. St Coleman's School consistently performs well above

the national average in 3 Rs'. in terms of location this really is a gem, being 1km from the pretty and thriving village of Corofin. Corofin is an easy and quick commute to Galway City.

Only 5 minutes to the new M17/18 Motorway now linking Corofin - Dublin in less than 2 hours' drive-time. 10 minutes to Claregalway, 10 minutes to Tuam, 45 minutes to Shannon Airport with daily early morning flights to London Heathrow, the USA and other major cities. Knock Airport is within 30 minutes with daily flights to a number of large UK cities.

The moment you enter through the large electric gates, past 200-year-old beech trees you begin to appreciate the elegance, taste and style of this four-bed, four-bathroom residence set on 1.2 acres of landscaped grounds. From the elevated, large patio you look-out over the tranquil countryside of this wonderful, peaceful and most up-and-coming part of rural County Galway.

The Beeches oozes taste and style in every part. its Kitchen is of high-quality handmade units incorporating quality appliances including an island with granite worktop. Much of the ground floor is laid-out in a contemporary open-plan style which flows seamlessly from the kitchen to the dining area.

French doors lead off the dining area to a wonderful patio area which is bathed in sun all day until late into the evening. Additionally, the dining area has a wood burner, lovely when entertaining or for those cosy winter nights in. Off the dining area is a high ceiling, west-facing sunroom/ family room. Off the entrance hall to the right front of the house is a large, sumptuous sitting-room with solid oak flooring, a feature fireplace, coving, recess lighting and large bay window all of which completes the luxury feel of this family room.

Across the hallway a further large bright and sunny room, currently fitted out as a home gym. in addition, on the ground floor, off the dining area there's a separate study/home-office/or playroom. Off the kitchen is a larger than average, fully fitted utility room incorporating a Hot-press and WC, which is next to the back door, ideally located for kids and visitors.

From the utility, a back door leads to the landscaped garden, including views through the trees and stonewalls to the old bell tower of the 17th Century Franciscan Church. From the wide entrance hall with tiles floors and attractive coloured lead glass panels either side of the front door, an ash staircase leads up to the first floor which has four larger than average bedrooms.

The Master bedroom has a bay window, thick carpet, recess lighting, which makes this a bright, luxurious and airy room. Off the master bedroom is a walk-in-wardrobe. The en-suite is tiles from floor to ceiling and includes both a bath and large power shower. The second bedroom also enjoys the benefit of a bay window, thick carpet, recess lighting, it has its own en-suite shower room with power shower.

The further two bedrooms on this floor are both well proportioned, bright and share main bathroom which includes both a bath and power shower. A further staircase leads up to the second-floor loft space which is completed with further two rooms, each with velux roof windows and share a shower room. This loft space can offer the purchaser the option of further accommodation (SPP) if desired.

The garden and outside space incorporates a large double garage, ample parking for up to 8 cars, perimeter lighting around the garden, 30 large 200-year-old beech trees, a spectacular and unique, feature that also provides great privacy. The entrance has large electronic gates which can be operated from anywhere using

a smart phone.

To the rear of the garden we believe it is possible to purchase an addition one or two-acre paddock, bounded by traditional stone walls ideal for horses or additional garden. This is an outstanding property; we rarely present such a magnificent, unique, stylish and high-quality house in such an exceptional location.

Located approx 1km from the thriving & popular village of Corofin which is home to a host of young professional families with a strong community spirit and great sporting facilities, notably the most successful GAA club in Ireland, a thriving soccer club, running club, cycling, walking, golf society and a modern all weather kids playground, river walkway, plus the ethos of quality learning in the very excellent local school of St Coleman's National primary School.

Viewing is most highly recommended

Other information:

Bedrooms - 6

Bathrooms - 4

Furnished - Yes

Floor - 320 sq metres

Views - Country

About the Area:

Corofin, is a village and parish in County Galway, Ireland, situated on the N17 road between Galway City and Tuam. Corofin Castle is approximately 600 years old although is partly in ruins.

The local Gaelic football club, Corofin GAC, were All-Ireland Senior Club Football Championship winners in 1998 and again in 2015. They are considered the best Gaelic football teams in Galway.

They have won 19 Galway Senior Football Championship titles: from 1932, 1946, 1977, 1991, 1993, 1995, 1997, 1998, 2000, 2002, 2006, 2008, 2009, 2011, 2013, 2014, 2015, 2016 and 2017. Their most recent achievement was the 2017 Galway Final win over Mountbellew, which was also their fifth consecutive county final victory.

Their team of the 2010s is the most successful, winning the county title six times, the Connacht Senior Football Championship thrice and the All-Ireland Senior Club Football Championship twice. They have won the Connacht Senior Football Championship on five occasions: 1991, 1995, 1997, 2008, 2014, 2016 and 2017.

The Corofin Senior Team won the 1998, 2015 and 2018 All-Ireland Senior Club Football Championship, beating Nemo Rangers from Cork. The final score was 2-19 0-09[citation needed]. Martin Farragher, who was given a red card in the Semi-Final had it overturned for the All-Ireland and was awarded Man of the Match

Galway lies on the River Corrib between Lough Corrib and Galway Bay, surrounded by County Galway, and is

the sixth most populous city in Ireland, with a population at the 2016 Census of 79,934.

Galway will be the European Capital of Culture in 2020, alongside Rijeka, Croatia.

Contact Euro Resales Ltd for more information.

if you need to buy or sell property in Ireland fast contact us today.

**Contact**

**Email**

**Phone**

**info@euroresales.com**