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BEAUTIFULLY APPOINTED RESIDENCE 'HONFLEUR' BREAFFY WOODS BREAFFY, CASTLEBAR F23 AP94



BER C1

FEATURES:

- Premier Residential Location
- Less than 5km from Castlebar
- Set in exclusive development of luxury homes.
- Maintained Landscaped Grounds
- Site of 0.22 Ha (0.54 Acres)
- Top Quality Finish throughout
- 5 Bedrooms (2 Ensuite)
- Large Detached Garage

FOR SALE



PSRA License No. 001318

Tuohy O'Toole give notice that these particulars/dimensions, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. All intending purchasers should satisfy themselves by inspection or otherwise as to their accuracy.

LOCATION

This is a superb property set in an exclusive and small development of luxury detached homes. Located c. 1.5km from Breaffy Village and Breaffy House Hotel. Breaffy offers local amenities including a very popular primary school. Breaffy House offers a leisure club, bar & restaurant facilities and can be accessed very quickly on foot. The larger town of Castlebar is c. 5km west of the development where you will find a variety of shops, supermarkets, cafes, restaurants and a choice of three secondary schools.

Castlebar is the County town of Mayo and as such houses the County Council Offices, the Library, Hospital, Swimming pool, Tennis Club and three Hotels. Having a population of 12,000 people. The town is located in the west of Ireland some 234 kilometres from Dublin, (up to 5 direct return rail services daily), 75 kilometres from Galway and Sligo and 38 kilometres from Knock International Airport.

DESCRIPTION

The property has a light, bright, welcoming feel with an open plan kitchen/dining/living room, which flows extremely well and is ideal for entertaining. This living area further benefits from a high vaulted ceiling with access to the patio areas. There is a utility room/laundry, study and wet room just off the kitchen. Meanwhile there is a further spacious living room with feature bay window together with 2 bedrooms (one ensuite) on the ground floor. On first floor there are 3 further bedrooms (main bedroom and ensuite). The property has a Net Internal Area of 224 sq.m (2,400 sq.ft)

EXTERNAL

Externally the property sits on a 0.22 Ha (0.54 Acre) site with beautifully landscaped gardens to the front and rear with hedge boundaries and multiples shrubs throughout. There is a wide cobble lock drive with extensive forecourt and yard together with a patio just off the living area adjacent to the kitchen with planted terraces above same. The cobble lock path continues to the rear where there is also a built-in brick barbecue.

The detached garage has a roller shutter door and pedestrian side access.

Viewing is highly recommended and by appointment only

Services:

Water:	Mains
Sewage:	Mains
Electricity:	Mains
BER:	C1 1044731011

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL:

1.660m x 3.96m plus 2.29m x 5.31 m
uPVC Front Door, side glazed panels, tiled floor, painted timber paneling, ceiling coving

LIVING ROOM:

5.267m x 4.44m
Bay window including window seat with internal drawer, internal louvred blinds, polished wood block floor, open fireplace with fitted solid fuel stove, polished granite surround and hearth. Fitted open shelving with enclosed cabinet to side with decorative cornice and columns.

KITCHEN/DINING	7.5m x 3.88m Tiled floor, radiator with fitted timber cover, eyeball lighting, Belfast sink, fitted floor and eye level units, integrated glazed display, wood counter top with sink insert, plumbing for dishwasher, tiled splash back, island/breakfast bar with integrated cabinets. Open to Living/Family room
LIVING/ FAMILY ROOM	6.322m x 2.88m plus 1.23m x 2,61m Laminate floor, raised open fireplace with solid fuel 'Clearview' Stove painted paneled chimney breast, granite hearth, T.V. point, fitted open book shelves over twin cabinet, painted tongue & groove vaulted ceiling, recessed lights, double doors to front patio
UTILITY ROOM/LAUNDRY	2.1m x 1.35m plus 3.87m x 1.52m Tiled floor, plumbing for washing machine, counter space, fitted Eyelevel presses, painted, door to back, oil fired heating boiler.
WET ROOM	1.88m x 1.48m Fully tiled, wc, whb, heated towel rail, extractor fan, Triton electric shower unit, door to rear
STUDY	2.25m x 2.1m Laminate floor, eyeball lighting, recessed lighting, central heating radiator
BEDROOM (2):	3.71m x 3.5m Back. Laminate floor, built-in wardrobe, spot lights.
BEDROOM (1):	3.89m x 4.079m Carpeted floor
ENSUITE SHOWER ROOM:	3.295m x 1.05m Electric power shower, fully tiled, heated towel rail, internal louvred blinds
FIRST FLOOR	
BEDROOM (3):	3.64m x 4.14m Carpeted floor, gable and front windows, internal louvred blinds
HOTPRESS:	1.315m x 3.65m Laminate floor, side attic access, slatted shelving, hanging space
BEDROOM (5):	5.07m x 4.6m Laminate floor, Velux, fitted wardrobe, internal louvred blind
LANDING:	5.71m x 2.69m Attic access, Velux window, carpeted floor, recessed lighting, covered radiator
BEDROOM (4):	5.15m x 4.745m Carpeted floor, decorative covered radiator, mirrored built-in slide robe

ENSUITE BATHROOM:

2.79m x 2.03m

Heated towel rail, bath with central taps. wc, whb, fitted mirror, tiled floor, partially tiled walls, Velux window, eyeball lighting

GUIDE PRICE €535,000**DIRECTIONS**

From Castlebar take the N60 Road, continue along this road until you come to Kilkenny Roundabout, continue for a further 2km and take the right hand turn for Breaffy Cemetery. Breaffy Woods is 900 metres down this road on your left. The subject property is at the end of the development with a For Sale Sign erected thereon.







