



TUOHY
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Estate Agents | Auctioneers | Valuation Surveyors

EXCELLENT LOCATION 11 MONASTERY VIEW WESTPORT

F28 YY48



BER C2



FEATURES:

- Sought after mature residential location in Westport Town
- 5 minutes' walk to Retail Centre
- 4 bedrooms (one ensuite)
- Integral garage - c. 14.85 sq.m. (c. 160 sq.ft.)
- Ideal family/holiday home or Investment



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.

FOR SALE

LOCATION

Monastery View is located just off Sandyhill a 5 minute walk to Westport Town Centre. It commands a pivotal location overlooking the town in a quiet cul-de-sac, within a much sought after residential location. The popular Greenway entrance is across the road, which is a pedestrian/cycle lane and links Westport Town with the Harbour and onto the Westport- Achill Greenway.

Westport is a thriving and ever popular coastal town. Positioned on Clew Bay on the Atlantic coast of Mayo, Westport is the tourist capital of Mayo and has a range of recreational pursuits available including championship Golf, Fresh and Sea Fishing, Blue Flag Beaches, Westport House Estate and the Greenway linking Westport and Achill Island. The town centre and Westport Harbour have a range of excellent shopping, Bars, Restaurants and Cafes. Westport is connected to the N5, N59 and on main rail with up 4 daily services to Dublin. Knock Airport is located less than 50 mins drive away.

DESCRIPTION

No. 11 is well presented internally with a large entrance hall, bright south east facing kitchen, separate dining room, sitting room, downstairs shower room. While at first floor you have 4 bedrooms (master with ensuite shower room). The residence also benefits from off street parking, front and rear garden and has an integral garage, which could give additional living space, if so required (subject to P.P.).

SERVICES

Heating: Oil Fired Central Heating

Water: Mains

Sewage: Mains

Electricity: Mains

BUILDING ENERGY RATING – C2 102957131

Viewing highly recommended and strictly by appointment with sole selling agents.

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL:	4.40m x 2.90m Hardwood front door with stained glass panels, solid Maple timber floor, under stairs storage.
SHOWER ROOM:	0.90m x 2.45m Under stairs, tiled floor and walls, W.C., wash hand basin, Mira shower, window to side, extractor fan.
LIVING ROOM:	4.65m x 3.95m Solid Maple timber Floor, TV point, timber mantle with Marble surround and hearth.
KITCHEN	5.30m x 3.90m Tiled floor sliding patio door to rear garden, stainless steel sink unit with fitted floor and eye level kitchen units, plumbing for dishwasher, electric cooker point, tiled splash back, door off Kitchen leading to integral Garage.
DINING ROOM	2.50m x 3.30m South East facing aspect overlooking the rear garden.
ATTACHED GARAGE	3.00m x 4.95m Concrete floor finish, plastered walls, Popular 90 oil fired boiler, door to rear, roller shutter door to front, plumbing for washing

	machine.
FIRST FLOOR	
LANDING:	3.90m x 1.00m plus 0.95m x 2.10m Carpeted floor, loft access.
BEDROOM (1):	3.20m x 2.55m Carpeted floor, built-in wardrobe.
BEDROOM (2):	2.90m x 3.50m Carpeted floor, built in wardrobe
BEDROOM (3):	3.16m x 4.00m Carpeted floor, built in wardrobes Ensuite: 1.20m x 2.15m Tiled floor and walls, W.C., wash hand basin, shower stall with Mira Elite electric shower.
BATHROOM:	2.60m x 1.75m Tiled floor and walls, W.C., wash hand basin, bath, Velux window.
HOTPRESS:	Slatted shelving with pre-insulated hot water cylinder with electric immersion.
BEDROOM (4):	3.20m x 2.50m Carpeted floor
TOTAL FLOOR AREA	127 Sq. M. (1371 Sq. Ft.)

ASKING PRICE: €350,000

DIRECTIONS

From Westport proceed up High Street across railway bridge and take a left, continue straight into the Monastery View development and No. 11 is on the right hand side with our for sale sign erected thereon.





