



**TUOHY
O'TOOLE**

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Estate Agents | Auctioneers | Valuation Surveyors

2 BED GROUND FLOOR APARTMENT 17 RIVERSIDE NORTH MALL/ DISTILLERY ROAD, WESTPORT F28 E925



BER D1

FEATURES:

- Beautifully Appointed 2 bed apartment (one ensuite)
- Directly overlooks Carrowbeg River from living room
- Accessed from North Mall/Distillery Road
- Finished to a high standard
- Within short walk of all shops, restaurants, churches, etc.
- Suitable for Owner Occupiers, Holiday Home or Investors

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 & DESCRIPTION

This property comprises a ground floor two bedroom apartment. The apartment is conveniently located in the ever popular Riverside development, a small and exclusive apartment development with car parking. Located directly off both North Mall and Distillery Road. The property benefits from a landscaped walkway overlooking the Carrowbeg River and has a secure entry-code gated entrance. This development is one of the most popular residential development ever built in Westport and viewing is highly recommended.

Service Charges:- The Riverside development is professionally managed and the annual service charge is in the order of €1,500 per annum. (Managers of block: Atlantic Property Management)

SERVICES

Mains: Water, electricity, sewage
 Heating: Electric
 BER Number 104071733 - D1

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL:	3.725m x 1.08m plus 1.06 m x 1.968 m Fire alarm, carpeted floor, door to main hall, hotpress
KITCHEN/DINER/LIVING:	3.716m x 2.746m plus 4,521 m x 4.1 m Kitchen - fitted floor & eye level units incorporating ceramic hob with extraction, oven, plumbing for washing machine, dishwasher integrated, tiled splash back, corner display units, single draining stainless steel sink, vinyl floor Living area off - 2 electric storage heaters, carpeted floor, additional windows, patio window onto terrace area
BEDROOM (1):	3.66m x 3.429m Fronting Courtyard. Double room, built-in wardrobe, electric heater, carpeted floor, uPVC window
BEDROOM (2):	6.252m x 3.054m including Ensuite Master. Built-in wardrobe, electric heater, carpeted floor
ENSUITE SHOWER ROOM:	Wc, whb, shower unit with electric power unit installed, extractor, vanity unit, shaver socket, partially tiled walls, tiled floor, electric heated towel rail
HOTPRESS:	Slatted shelving
BATHROOM:	2.533m x 1.766m Fully tiled floor and partially tiled walls, electric heated towel rail, extraction unit, bath with telephone shower attachment, decorative shell shaped whb, vanity unit overhead, enclosed cabinet under whb, wc

GUIDE PRICE €235,000

DIRECTIONS

Located just off Distillery Road and North Mall in the town of Westport



