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"AURORA HOUSE" CLOONEEN, STREAMSTOWN, WESTPORT

F28 NW29



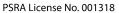


FEATURES:

- · Magnificent site with mature and tasteful Landscaping
- Site area c. 2.45 Acres
- Premier Coastal Location
- ccTV Security System Installed and Electric Gates
- c. Floor Area 298 Sq. Metres (3,207 Sq. Ft.) plus Garage
- High Speed Broadband







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

Castlebar: 22km

Knock International Airport: 58Km

Galway City: 81 km Dublin: 255km

This property represents one of the finest properties to come on the market in the Westport area in recent years. A very well-appointed modern architect designed residence positioned to capture the beautiful views of the surrounding landscape to include Clew Bay, Croagh Patrick together with a pastoral hinterland. The house links seamlessly with the gardens and the surrounding landscape. All of this can be enjoyed just (4km) 2.5 miles from Westport Town and 2.5km from the Quay with all its facilities and appeal for which it is now becoming renowned.

This superb residence is a wonderful home with no expense spared on a very high-quality finish throughout.

BUILDING ENERGY RATING BER B3 112222062

Description

The property has the benefit of 2.5 acre (1 Hectare) site, which has been tastefully and carefully landscaped over a period of 4 decades. These grounds might well be referred to as a parkland or pleasure grounds. They include a vast array of ornamental trees and shrubs, paved stone patios, stone walls which enclose the property.

The property also benefits from electric entrance gates, a tarmacadam drive way and forecourt together with a gravel driveway, in addition there is the possibility of an additional site to one side subject to planning permission.

Viewing strictly with sole selling agents.

ACCOMMODATION COMPRISES:

GROUND FLOOR

RECEPTION HALL: $(6.27m \times 3.59m + 3.01m \times 1.1m)$

Carpeted floor, Central Heating radiator with fitted cover, coving

and ceiling rose Cloak Closet

BEDROOM (1): (2.69m x 3.03m)

Carpeted floor, fitted slide wardrobes, coving and ceiling rose

T.V. point

ENSUITE SHOWER ROOM: (3.15m x 0.77m)

Fully tiled, shower, we who fitted mirror



SHOWER ROOM: 2.95m x 1.33m

Fully tiled, wc, whb mains shower

UTILITY ROOM: (3.075m x 1.74m)

Tiled floor, plumbed for washing machine, fitted floor and eye level presses granite work surface, stainless steel sink unit door

to back

INNER HALLWAY: (3.09m x 1.77m)

Carpeted floor, coving and ceiling rose

HOTPRESS: (2.00m x 0.5m)

Pre insulated Hot water cylinder, open shelving

BEDROOM (2): (2.95m x 2.72m)

Carpeted floor, coving ceiling rose, walk in closet

MASTER BEDROOM:3 (4.37m x 4.23m)

Carpeted floor, coving Ceiling rose, tv point

WALK IN DRESSING ROOM 3.01m x 2.97m

Carpeted floor fully fitted slide robes, Dressing table and open

shelving Central heating radiator with fitted cover

ENSUITE SHOWER ROOM: (2.93m x 2.69m)

Wc, twin whb with fitted press unit and granite work surfaces,

large walk in shower recessed lights and fully tiled.

DINING ROOM: (4.44m x 3.98m)

Carpeted floor double glazed doors to paved stone patio

overlooking lawn

KITCHEN/DINING ROOM 7.64m x 3.14m plus 4.5m x 4.83m

Solid Timber floor, stainless steel sink unit (Twin Bowl) with fitted floor and eye level painted kitchen units having glazed display cabinets large larder press with pull out sliding drawers, granite work surfaces, integrated 5 ring ceramic hob, integrated extractor, integrated Neff double oven, integrated miele dishwasher,

recessed lights coving and ceiling rose, t. v. point

DINING: Timber floor, open fireplace with stone surround and fitted with solid fuel stove, tv point door to patio door to side of

property

LIVING ROOM: 3.84m x 5.64m

Carpeted floor, coving ceiling rose, wall lights open fireplace with cast iron tiled inset, granite hearth, tv point open plan through to

kitchen/dining.

STUDY: 3.12m x 2.84m

Carpeted floor, Open fireplace with marble surround and decorative timber mantle, fitted with solid fuel stove, open

shelving, coving and ceiling rose



FIRST FLOOR

LANDING: (3.31m x 3.61m)

Carpeted floor, central heating radiator with fitted cover, recessed

lights

RECEPTION ROOM: (7.13m x 7.39m)

Triple aspect room, carpeted floor, open fireplace with marble surround and hearth timber mantle and fitted with inset solid fuel

stove, wall lights, tv point

BEDROOM (4): 5.22m x 3.92m

Carpeted floor, coving,

Ensuite Bathroom: fully tiled, bath with shower over wc, whb door

to floored attic storage

BEDROOM (5): 7.41m x 2.93m

Carpeted floor, coving marble fireplace (mock) Closed off

Ensuite: Fully Tiled, wc, whb and shower, Dressing area with

fitted wardrobes

OUTSIDE

BASEMENT GARAGE 8.73m x 3.61m

ASKING PRICE €1,200,000

DIRECTIONS

From Westport proceed out the quay road passing through the Harbour and continuing towards Louisburgh once you past the Sheebeen public house take the first left and the subject property will be the fourth house on the right hand side.































































