



**TUOHY
O'TOOLE**

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Estate Agents | Auctioneers | Valuation Surveyors

"AURORA HOUSE" CLOONEEN, STREAMSTOWN, WESTPORT F28 NW29



BER B3

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



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

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 x 3.59m + 3.01m x 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, wc whb 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
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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.







