



**TUOHY
O'TOOLE**

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Estate Agents | Auctioneers | Valuation Surveyors

FOR SALE

BY PRIVATE TREATY

QUALITY 2 BEDROOM APARTMENT 2 THE RAILWALK, WESTPORT

F28 K411



BER D2

FEATURES:

- Excellent Residential Location in Westport Town
- Less than 5 minutes' walk to Retail Centre
- Direct access to the Greenway
- Ground floor unit.
- Walk in Condition
- Ample Communal Parking
- Extra High Ceilings in the Living area



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 ground floor 2 bed apartment is located in The Railwalk development located just c. 500m from Westport Town centre. The Railwalk was built in 2005 and is an award winning contemporary styled 23 unit development. The complex has its own access to the 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 to 5 daily services to Dublin. Knock Airport is located less than 50 mins drive away.

DESCRIPTION

Architecturally designed, this Modern Apartment comprises an entrance hall, 2 bedrooms, bathroom, an open planned kitchen/living room with direct access to communal gardens. There is a small store at the front of the property for bins and bicycles

Viewing comes highly recommended and due to its location and size this property would make for an ideal home, holiday base or an excellent investment opportunity.

VIEWING

Viewing is strictly by appointment with our Sole Selling Agents.

SERVICES

Water: Mains

Electricity: Mains

Sewage: Mains

Heating: Electric heating

BER: Ber rating D2 110051372

SERVICE CHARGES

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

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL:

6.8m x 1m

Maple Floor Hot press with preinsulated cylinder, Sliderobes for extra storage

LIVING ROOM:

4m x 5.2m

Timber floor, large window, tv point, electric storage heater, High Ceilings

KITCHEN:

2m x 3.44m

Tiled floor stainless steel sink unit with fitted floor and eye level gloss kitchen units, integrated 4 ring hob with integrated stainless steel extractor, electric storage heater. Integrated oven with microwave over.

BEDROOM (1): 3.198m x 3.5m
Solid wooden floor, wall mounted electric heater

BEDROOM (2): 3.1m x 3.46m
Solid wooden floor, wall mounted electric heater

ASKING PRICE: €230,000

DIRECTIONS

From Westport continue up High Street, at the bridge take the right turn, the property is 200 metres after the bridge on your right.





