



TUOHY  
O'TOOLE

Westport (098) 28000  
Castlebar (094) 9028710  
info@tot.ie

[www.tot.ie](http://www.tot.ie)

Estate Agents | Auctioneers | Valuation Surveyors

# 3 BLACK OAK RISE, NEWPORT

## F28 FW72



**BER C3**

### FEATURES:

- Situated in town of Newport within walking distance of all amenities
- 4 bedroom, detached dormer extending to 170 sq. m
- Superb condition throughout
- South facing rear garden
- Off street parking

FOR SALE



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

3 Black oak rise is conveniently located just 700m east from Newport town center. Access is via Black Oak Rise and the Castlebar road is located just to the south of the development as is the Black Oak River. All amenities of Newport are within a short walk and include RC Church, Schools, Shops, Bars, Cafes and Newport Harbour.

Newport is a small charming town located on the north shores of Clew Bay. With its picturesque Harbour and the Black Oak River running through it. The Greenway connects Newport to Westport and Achill Island. However, the main road, the N59, is being upgraded and with works due to complete soon, the journey time to and from Westport will become far shorter, safer and more comfortable. This makes Newport the ideal and more affordable option than Westport and has attracted a lot of homeowners in the last 1-2 years.

## DESCRIPTION

A beautifully presented 4 bed family home in walk in condition. The present owners have maintained the property to a very high standard.

Of traditional rendered block construction with double glazed pvc windows under a tiled pitched roof. Externally there is a small front lawn, tarmac drive with off street parking for 2-3 cars, cobble lock rear terrace which is south facing and provides a sheltered sun trap.

## SERVICES

Sewerage - Mains  
Water - Mains  
Electricity - Mains  
Broadband - Connected

**BER** C3 - 104929914

**VIEWINGS** By prior appointment with the sole selling agents Tuohy O'Toole. Contact Gerard O'Toole (098) 28000 or gerard@tot.ie

## ACCOMMODATION COMPRISES:

### GROUND FLOOR

**ENTRANCE HALL:** 2.4m x 6.59m  
Tiled floor

**LIVING ROOM:** 5.79m x 3.74m  
Carpeted floor, solid fuel open fireplace with surround

<b>BEDROOM (1):</b>	3.8m x 4.48m Plastered and painted walls, semi solid floors, fitted wardrobes
<b>LIVING ROOM:</b>	3.55m x 3.71m tiled floor, double doors to rear, solid fuel stove
<b>KITCHEN:</b>	4.33m x 5.35m tiled floor, fully fitted kitchen
<b>UTILITY ROOM:</b>	2.69m x 2.92m tiled floor. fully fitted units
<b>TOILET</b>	1.78m x 2.52m wc, whb

## **FIRST FLOOR**

via a softwood timber staircase

<b>LANDING:</b>	2.52m x 3.8m Polished timber floors
<b>MASTER BEDROOM:</b>	5.5m x 3.37m Double Velux windows, fitted wardrobes, polished timber floors
<b>ENSUITE SHOWER ROOM:</b>	1.7m x 1.56m corner shower, wc, whb
<b>BEDROOM (3):</b>	3.2m x 3.73m Polished timber floor, window & Velux, fitted wardrobes
<b>BATHROOM:</b>	2.2m x 1.9m wc, whb, bath
<b>BEDROOM (4):</b>	4.2m x 3.7890m Polished timber floor, Velux to ceiling, fitted wardrobes
<b>HOTPRESS:</b>	1.13m x 2.2m

**ASKING PRICE €350,000**

## **DIRECTIONS**

Turn right (east) off Main Street (N59) onto Barrick Hill. Proceed past the church on the right and the development is located about 500 m on the right. Turn into the development and the subject property is the third house on the right hand side. Follow GPS to Eircode.





