



TUOHY
O'TOOLE

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Estate Agents | Auctioneers | Valuation Surveyors

HOUSE "3" DETACHED NEW BUILD CARRABAUN, WESTPORT



BER A2

FEATURES:

- Conveniently located just 1 km from Westport town centre
- Low density development of just 3 / 4 Architect designed homes
- 4 Bedrooms and extending to 220 sq. m. (2,373 sq. ft)
- Exceptional quality of finishes internally and externally
- Ideal family development close to all amenities

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

This development is conveniently positioned just 1.0km from Westport town centre and in close proximity to the N59. Tucked away in a private setting within a small mature housing development. Carrabaun is a very popular residential location benefitting from its close proximity to the excellent retail, business and leisure amenities of Westport.

Westport is arguably one of the best places to live in Ireland combining excellent employers with a compelling lifestyle appeal. It has long been renowned as a holiday/visitor location within Ireland and abroad. It offers excellent retail, business and leisure facilities along its lively streets. Great food and hospitality is provided in the town's many fine Restaurants, Cafes, Bars and Hotels.

Being positioned at the foot of Croagh Patrick and on the shores of Clew Bay, Westport is blessed with stunning scenery and numerous blue flag beaches. Championship golf, fishing (sea and fresh water), Sailing, Surfing, Horse riding, country walks and cycling on the Greenway are all abundantly available in the local area.

THE DEVELOPMENT

A low density development of just 3 no. Architect designed 4 bedroom homes. House type A is the final house to be released for Sale within this unique development.

House Type A- Impressive Architect designed detached two storey A2 Rated 4 Bedroom home extending to 220.5sq.m (2,373sq.ft). Built of rendered block and pointed stone with triple glazed windows under a natural slate roof. The design features large corner windows to both living rooms together with a number of Velux windows within the roof thus ensuring high levels of natural light. There are three ensuite bedrooms and a lovely open plan kitchen/living room.

The external grounds of each home and indeed the entire development will be provided fully finished. Features such as tarmac drives, front lawns, perimeter and boundary walls, footpaths and public lighting have all been carefully considered.

ACCOMMODATION

Ground Floor 120.5sq.m - Entrance hall, Kitchen/Dining, Utility, Sitting, , WC, Bedroom with ensuite

First Floor 100sq.m - Bed 1 with ensuite and walk in wardrobe, Bed 2 with ensuite and Study, Bathroom, Hot-press

SPECIFICATION

- A2 BER Energy rated
- Rendered concrete block construction
- High quality PVC Triple glazed windows throughout
- Natural slate pitched roof
- Concrete floors to ground and timber joist floors to first floor
- Oak internal doors
- Painted softwood timber staircase, skirtings and architraves
- Fully decorated internally and externally
- All sanitary ware fitted (2,000)
- Pumped showers
- Good electrical specification
- Air to water heating system
- Underfloor heating to ground floor and wall mounted radiators to first floor
- Electric fire with surround in Living room (1,000)
- Fitted Kitchen and utility room supplied by Keane's Kitchens (5,000)

- Graded, seeded lawns to front and rear
- Concrete footpaths

ENERGY EFFICIENCY

The developers of this development take the view that energy efficiency and the ability to control homes heating costs should be a key component of a modern home. They have therefore gone to great lengths to make each home extremely energy efficient and affordable to run for years to come. Each home has very high level of insulation throughout and has been tested for air tightness. Each home will achieve an A2 Rating.

SERVICES

Each property will be serviced with the following:

Sewerage	Mains
Water	Mains
Electricity	Mains
Heating	Air to Water central heating system
Telecoms	Enabled

VIEWINGS

Viewings and further sales particulars from the sole selling agents. All viewings are by prior appointment. Please call the office (098)28000 or e mail us - gerard@tot.ie

ASKING PRICE: HOUSE TYPE A = €675,000

DIRECTIONS

From Westport take the N59 heading south towards Leenane for 0.5kms, turn left just at Filling Station. Follow roadway for c 200m turning left at junction. Follow road for c 100m and take next right hand turn. The site entrance is located c 40m on the left.





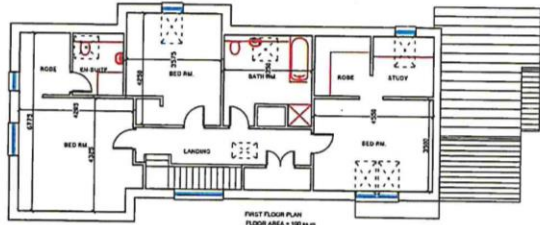
FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

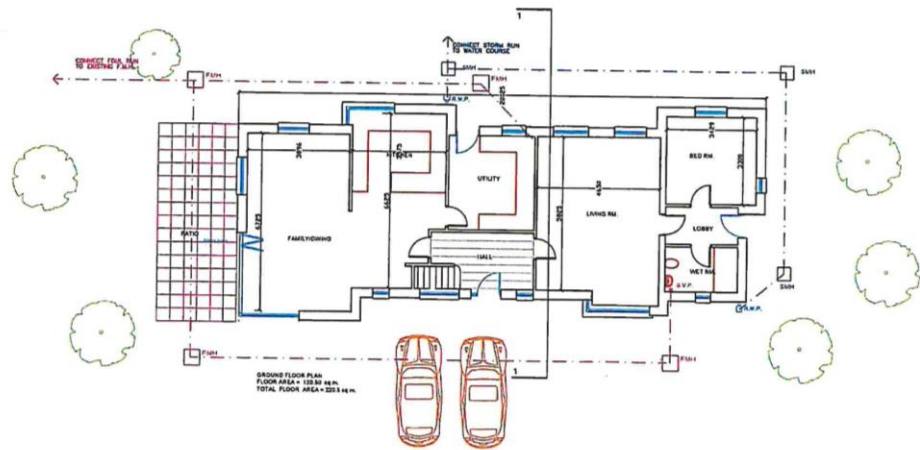
SIDE ELEVATION



FIRST FLOOR PLAN
FLOOR AREA = 180 sq.m.



SECTION 1-1



GROUND FLOOR PLAN
FLOOR AREA = 122.50 sq.m.
TOTAL FLOOR AREA = 302.50 sq.m.

HOUSE TYPE B

FOUNDATIONS
All concrete shall be cast in situ on a concrete slab on ground. All concrete shall be cast in situ on a concrete slab on ground.

EXTERNAL WALL CONSTRUCTION
External walls shall be constructed in accordance with the Building Regulations. External walls shall be constructed in accordance with the Building Regulations.

ROOF
Roof shall be constructed in accordance with the Building Regulations. Roof shall be constructed in accordance with the Building Regulations.

FLOOR
Floor shall be constructed in accordance with the Building Regulations. Floor shall be constructed in accordance with the Building Regulations.

INTERNAL WALL CONSTRUCTION
Internal walls shall be constructed in accordance with the Building Regulations. Internal walls shall be constructed in accordance with the Building Regulations.

Mechanical Extraction
Mechanical extraction shall be provided in all bathrooms and kitchens.

STAIRS
Stairs shall be constructed in accordance with the Building Regulations. Stairs shall be constructed in accordance with the Building Regulations.

FOR PLANNING PERMISSION

BRIAN AHERN
DB, Arch, Barch St
ARDHU TCE
IONA DRIVE
North Circular Rd.
LIMERICK
brian@brianahern.net
085 1500382

JOB PERMISSION TO CONSTRUCT 2 NO HOUSES AT CARROWBAUN WESTPORT
CLIENT Ms Aine Holland
SCALES 1:100
DATE 16/03/20 06/20-11
All work in accordance with the building regs.