



TUOHY  
O'TOOLE

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

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

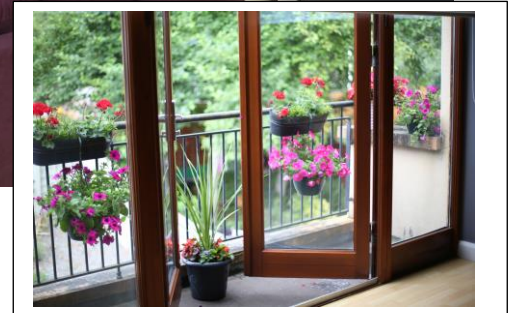
Estate Agents | Auctioneers | Valuation Surveyors

# 17 ASHWOOD GLADE BALLINROBE ROAD, WESTPORT

F28 N2E6



**BER C1**



## FEATURES:

- Walking distance from Westport Town Centre
- 3 bedroom one with Ensuite
- Well maintained development with landscaped gardens and c. 3 acres of open space
- Bin Store

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 & DESCRIPTION

No. 17 Ashwood Avenue is a well presented three bedroom duplex townhouse, located off the Ballinrobe Road, just a short walk from Westport Town Centre and its many amenities. Ashwood is a unique woodland development in which over 3 acres have been devoted to open space. The grounds are fully landscaped and well maintained all year round.

Comprising c. 89 sq.m (c. 957 sq ft) accommodation spread over two floors, this property is tastefully presented and comprises; Entrance Hall, Wc., Kitchen/Dining, Living Room at ground floor while at first floor there are three bedrooms one with ensuite shower room and separate bathroom.

Parking is also adequately provided for to the front of the property.

## SERVICES

Mains: Electricity, Water & Sewer

Heating: Electric Central Heating

PROPERTY MANAGEMENT CHARGES: € 628 per annum

BUILDING ENERGY RATING – C1 115371106

## VIEWING

Viewing highly recommended with sole selling agents Tuohy O' Toole 098 28000

## ACCOMMODATION COMPRISES:

### FIRST FLOOR

<b>ENTRANCE HALL:</b>	3.8m x 1.6m Hardwood Front door, linoleum floor covering, electric storage heater with painted timber cover
<b>W.C.</b>	2.3m x 1.3m Tiled floor, wc , whb shaving light
<b>KITCHEN WITH BREAKFAST AREA :</b>	2.8m x 2.4m plus 5m x 1.97m Tiled floor, stainless steel sink unit with fitted floor and eye level kitchen units, tiled back splash integrated oven integrated 4 ring ceramic hob plumbed for washing machine, integrated slimline dishwasher
<b>LIVING ROOM:</b>	6m x 4.08m Laminate floor, Feature fireplace (Mock) with marble surround and hearth having a painted timber mantle, side wall lights tv point, door to balcony, electric storage heater

### SECOND FLOOR

<b>LANDING:</b>	1.94m x 4.03m carpeted stairs and landing, electric storage heater attic access
-----------------	------------------------------------------------------------------------------------

- BEDROOM (1):** 2.98m x 2.77m  
laminare floor wall mounted convector heater, double doors to balcony
- BEDROOM (2):** 3.09m x 3.5m plus 0.70m x 1.17m  
Laminare floor, wall mounted electric heater
- Ensuite: 2.47m x 1.48m  
Tiled floor and walls, wc whb shower with electric power unit (Mira Elite 2)
- BATHROOM:** 1.91m x 1.41m plus 1.05m x .95m  
Tiled floor and walls, bath, wc whb with fitted press under
- HOTPRESS:** Preinsulated hot water cylinder with slatted shelving
- BEDROOM (3):** 3.84m x 2.93m  
Laminare floor

**ASKING PRICE €285,000**

## DIRECTIONS

17 Ashwood Glade is located on the R330 Westport to Ballinrobe Road. From Westport continue out the Ballinrobe Road passing Westpoint Shopping Centre on your left and the train station on your right. The development is the second estate on your left after the train station.







