



TUOHY
O'TOOLE

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Estate Agents | Auctioneers | Valuation Surveyors

DETACHED 4 BED BUNGALOW KNOCKYSPRICKAUN, KILMEENA, WESTPORT F28 VW62



BER B2

FEATURES:

- Located c. 7 kms northwest of Westport close to Kilmeena Village centre with school and church all within close proximity
- Positioned c. 1km off the N59 and Greenway
- A superb detached 4 bed bungalow located on a generous site of 0.23 hectares (0.56 acres)
- Has been extensively refurbished to provide a bright, well-appointed, very energy efficient home with a B2 BER Rating
- Walk-in condition throughout with viewing highly recommended
- Heat Pump Air to water heating and triple glazing throughout

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

Located close to the village centre of Kilmeena 7kms northwest of Westport and just 1kms off the N59 and Greenway. This is within walking distance of the local Primary School and RC Church. Newport is 8kms to the north. The surrounding area comprises of both farmland and one off private houses. The house fronts directly onto a public road providing easy access.

Both Westport and Newport are charming coastal towns located on Clew Bay and on the Wild Atlantic Way. In particular, Westport is a thriving and hugely attractive town which benefits from excellent road and rail connectivity. Westport boasts a number of range employers and offers excellent shopping, bars, restaurants and cafes. Local recreational pursuits include Westport House Estate, The Greenway, numerous beaches, Croagh Patrick, Fresh and salt water fishing, Sailing, Championship Golf and a vibrant Arts Scene.

DESCRIPTION

Comprises a detached 4 bedroom bungalow which was originally built in 1981. However the property was extensively refurbished 4 years ago. The result is a superb high quality home that is highly energy efficient providing both sustainability and low energy consumption.

Constructed of rendered concrete block with pvc triple glazed windows all under a pitched tiled roof. There is a detached garage which has all service connections thus offering the potential to convert this possibly as a large home office. Generous site of 0.56 acres with front garden, very generous rear garden all with lawns and off street parking.

FLOOR AREA

The property has a total floor area of 156sq.m (1,645sq.ft)

SPECIFICATION

- Insulated concrete block built under a pitched tiled roof
- Site area of 0.56 Acres
- Includes a detached garage with full service connections
- Has undergone a deep refurbishment
- Highly insulated throughout achieving an energy rating of B2
- Triple glazing throughout
- Air to water and heat recovery systems
- High standard of internal finishes
- 4 bedrooms and 2 bathrooms
- LED lighting throughout

SERVICES

The property has the following services:-

Sewerage- on-site septic tank
Water – mains
Electric – mains
Heating – Air to water with a heat recovery system
Broadband - yes

TITLE

Freehold title held within Folio MY7493F

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL:	3.14m x 1.97m Tiled floor, recessed spotlights to ceiling
LIVING ROOM:	4.57m x 3.58m Timber floors, recessed spotlights to ceiling
HALLWAY:	8.20m x 1.07m Tiled floor, recessed spotlights to ceiling
BATHROOM:	2.27m x 2.45m Wc, whb, shower, tiled walls, tiled floor, recessed spotlights to ceiling
BEDROOM (1):	3.59m x 2.64m Timber floor
BEDROOM (2):	4.36m x 2.96m Timber floor
BEDROOM (3):	2.97m x 2.42m Timber floor
HOTPRESS:	1.19m x 1.46m Partially shelved
BEDROOM (4):	2.96m x 2.50m Timber floor
SITTING ROOM:	3.58m x 4.35m Timber floor, recessed spotlights to ceiling, fireplace with stove
KITCHEN:	3.94m x 4.15m Shaker-style kitchen, integrated appliances, stainless steel sink, central island, tiled floor, recessed spotlights to ceiling
DINING ROOM:	6.01m x 3.58m Timber floor, recessed spotlights to ceiling

**BATHROOM (2):**

1.93m x 2.01m

Tiled walls, tiled floor, shower, wc, whb

VIEWINGS

Strictly by prior appointment through the sole agents. Tuohy O'Toole (098) 28000. Contact Gerard O'Toole- gerard@tot.ie

ASKING PRICE €375,000**DIRECTIONS**

Take the Newport Road (N59) for about 4kms, turn left at sign for Buckfield Inn. Follow road for c 200m and take first right hand turn (just before converted church. Follow this roadway for c 1.5kms and the property is located on the left hand side. Enter via bright blue gates to rear of house. Alternatively input the Eircode into your google maps/gps.



