



TUOHY
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Estate Agents | Auctioneers | Valuation Surveyors

4 Mc BRIDE TERRACE LEENANE ROAD, WESTPORT F28 PT97



BER **G**

FEATURES:

- In Town Location and Convenient to Harbour
- Close proximity to Greenway (Dedicated off road Cycle/Pedestrian Lane)
- Enclosed Garden Front and Rear (With Service Access at Rear)
- Suitable for D.I.Y. Enthusiast

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.

PSRA License No. 001318

DESCRIPTION AND LOCATION

No. 4 Mc Bride Terrace is a mid-terrace townhouse one of 6 situate just 300 metres from the retail centre of Westport Town on the Quay Road and also conveniently located to the harbour area, while the new and very popular greenway walk and cycle lane is 2 minutes away.

The property requires complete renovation and comprises; Entrance Hall, Living Room, Kitchenette, back kitchen, one bedroom at ground floor and two further bedrooms at first floor with a W.C. To the front of the dwelling is an enclosed garden area with steps leading up to the front door while to the rear is an enclosed yard/garden which has access onto a vehicular laneway. This residence would make an ideal starter home or very well located investment property.

Viewing is highly recommended with the Sole Selling Agent.

SERVICES

Water - Mains
Sewage - Mains
Electricity - Mains

BER: G Rating 11540350

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL:	0.834m x 1.61m Timber front door with glazed panels, tiled floor
LIVING ROOM:	3.68m x 3.75m Old Stanley solid fuel Range Vinyl tiled floor
KITCHEN:	3.25m x 1.25m Fitted kitchen units electric cooker point
UTILITY ROOM:	1.9m x 2.7m Rear access plumbed for washing machine and dish washer
BEDROOM (1):	2.14m x 3.7m Open fireplace brick surround timber ceiling

FIRST FLOOR

LANDING:	2.85m x 1.34m whb and bath
W.C.	0.8m x 1.36m Tiled floor and walls
BEDROOM (2):	3.4m x 3.66m (front) Open fireplace fitted wardrobe hot water cylinder

BEDROOM (3):

2.5m x 3.68m
Timber floor Fitted presses

ASKING PRICE €120,000

DIRECTIONS

From Westport proceed up the Quay Hill, take the first turn left Leenane Road and the subject property is on your right hand side.

