



TUOHY
O'TOOLE

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Estate Agents | Auctioneers | Valuation Surveyors

DETACHED BUNGALOW 42 KINGS HILL, WESTPORT, F28 WF96



BER D2



FEATURES:

- Excellent Location Within Walking Distance of Westport Town (1km)
- Detached bungalow extending to 104 sq.m (1,119 sq.ft)
- 3 bedrooms (Master with ensuite shower room)
- Large kitchen/dining room
- Adjacent to the ever popular Greenway (walk & cycle lane)
- Detached garage
- Close to two primary schools making this ideal for a family home

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

Located within the Kings Hill residential development located off the Newport Road (N59) c. 1km from the town centre of Westport in County Mayo. This is a mature housing development of detached houses. Kings Hill is close to the popular greenway cycle and walking lane and only 600 metres from a Gaelscoil primary school.

No. 42 is positioned within a cul-de-sac of c. 7 houses.

DESCRIPTION

The subject property is a detached bungalow built in the mid-1970s and extending to c. 104 sq. m. (1,119 sq. ft). Assumed to be built of concrete block walls under a pitched roof with a concrete tile covering. The property has an detached garage, off street car parking with a tarmac surface and front and rear gardens. The accommodation is arranged as Entrance Hall, living room, kitchen/dining room, utility, bathroom, 3 no. bedrooms, one of which has an ensuite.

SERVICES

We have assumed that the property is or can be connected to all mains services including: water, sewage, electricity and telecoms. There is an oil fired central heating system throughout.

BER

BER Rating D2

BER number 114439110

VIEWING

Viewing Strictly by Appointment with Sole Selling Agents.

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL:	1.80m x 3.6m Polished tiled ceramic floor, white uPVC door with twin side glazed panels, built-in broom press
INNER HALLWAY:	6.88m x 1.16m Tiled floor, access to attic, closet/hot-press
SITTING ROOM:	4.08m x 4.66m Laminated floor, solid fuel fireplace with decorative inset, ceiling rose and cornice
KITCHEN/DINER	5.97m x 3.5m Tiled floor, 2 windows to front and side, floor and eye level units in oak finish, 1.5 bowl stainless steel sink, electric cooker point, tiled splashback

UTILITY ROOM:	1.8m x 2.73m Rear access, plumbed for washing machine and dryer, boiler
BATHROOM:	3.47m x 1.77m Wc, whb, bath, separate shower with Mira Electrical unit, floor to ceiling tiles, shaving socket and electric plug
BEDROOM (1):	3.5m x 3.69m Built-in vanity unit with whb, shaving socket, laminate floor
BEDROOM (2):	3.65m x 3.45m Double built-in unit, laminate floor
ENSUITE SHOWER ROOM:	1.0m x 2.22m Wc, whb, shower with Mira power shower, shaving socket
BEDROOM (3):	3.45m x 3.06m Double fitted wardrobe, laminated floor

Asking Price €310,000

DIRECTIONS

From Westport proceed out the Newport Road, turn left for Kings Hill, continue either left or right and the subject property is in the centre of the development with our for sale sign erected thereon.



