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CROSS, KILMEENA, WESTPORT

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BER B3

FEATURES:

- Great Location just 4 km from Westport town
- Large site
- Cut stone elevations
- Turn key condition
- Detached garage - ideal home office
- Landscaped terrace gardens
- OFCH and double glazing
- 3 minutes' walk to Westport/Achill Greenway

FOR SALE

LOCATION

This property is situated in the townland of Cross in the parish of Kilmeena, a most pleasant pastoral location just a view hundred metres off the N59 and approximately 4 kms from Westport town centre. It is accessed by means of a local road, which in effect is a cul-de-sac which services 4 or 5 individual detached homes in this peaceful setting, but just within a 5-10 minute drive of Westport town centre and all the amenities it provides in terms of multiple primary and secondary schools, together with a host of amenities in this most desirable town, which was the first winner of the Irish Times "Best Place to Live" in 2012. There is also a primary school in Kilmeena, meanwhile the town of Newport, which is also a 5-10 minute drive, has also multiple amenities here including shops, bars and restaurants.

The property has easy access to the Westport/Achill Greenway which is at the entrance to the cul-de-sac.

DESCRIPTION

This most appealing home is set on an elevated site with landscaped gardens front and rear, and benefitting from a tarred forecourt and driveway which provides adequate space for multiple cars and a detached studio/home office.

The dormer residence benefits from cut stone front and side elevations, has most generous proportions and is very well appointed internally and in turn key condition throughout. It flows very well and lends itself to use either as a permanent family home or holiday base for someone who enjoys spending lots of time in the Westport area.

Accommodation includes a wide reception hall through to a bright and generous reception room which gives direct access to a sun lounge/dining room, which in turn has patio doors to the side and benefits from a hatch to the spacious kitchen which is tastefully fitted out off which there is a utility area and cloakroom.

Meanwhile there is one generous en-suite bedroom on the ground floor with two further large ensuite bedrooms on the upper floor.

ACCOMMODATION COMPRISES:

GROUND FLOOR

RECEPTION HALL:

5.6m x 2.05m

Hall door is painted hardwood, central double glazed panel

Measurement includes stairwell, includes understairs storage (no light), timber floor, wall mounted radiator, alarm system, power point

RECEPTION ROOM	6.0m x 4.18m Open fireplace, having granite hearth over a glazed brick, decorative finish. Eyeball lighting to ceiling, timber floor with an oak finish, glazed door to hallway
SUN ROOM/DINING ROOM	6.25m x 3.9m Sun Room/Dining area - Half octagon. (Estimated 12.2 sq. m.) Tongue and groove ceiling with eyeball rotating lights, Velux window, matching floor to living area and twin radiators, patio doors to side of residence, all windows have blinds and curtains to kitchen/dining area, door to main living room
KITCHEN:	2.86m x 6.0m Fitted kitchen units at floor level with open shelving incorporating Belfast style porcelain sink, electric cooker point, integrated dishwasher, bunker style worktop, extractor hood and ceramic tiled floor, windows to rear and access to utility area and back door
UTILITY ROOM:	2.88m x 2.1m Plumbed for washing machine and dryer having open wall mounted shelving and oil fired boiler, ceramic tiled floor, access to rear
GUEST TOILET	1.07m x 2.27m wc, whb, partially tiled walls and tiled floor
BEDROOM (1):	(3.57m x 4.165m Timber floor, built in wardrobe, window to front and side
ENSUITE BATHROOM:	2.485m x 2.9m Corner bath, telephone shower attachment, wc, decorative whb, partially tiled walls and fully tiled floors, fitted towel rails, shaver light over mirror
FIRST FLOOR	
LANDING:	3.2m x 3.2m Carpeted stairs to gallery landing area, Velux window, pine flooring, landing has access to attic which is insulated
BEDROOM (2):	5.0m x 3.6m Gable window plus Velux window to the front and rear, Pine flooring
ENSUITE SHOWER ROOM:	2.15m x 1.8m Pine floor, partially tiled walls, wc, whb and shower stall with Mira electric unit

BEDROOM (3): 5.0m x 5.0m (including ensuite)
One Velux window to front, one gable window, large built in wardrobes and ensuite, measurement includes en-suite, pine floor. En-suite has wc, whb, shower stall with Mira power shower, partially tiled walls, Velux window

WALK IN HOTPRESS 1.6m x 1.5m
Velux window, slatted shelving and pre-insulated cylinder

EXTERNAL

STUDIO 5.05m x 3.50m)
Electricity and power points, large window to the front, window to the side and pedestrian door to the side

GARDENS The gardens are landscaped and include terracing to the rear together with a large open yard area with garden shed, while there are further lawns and a tarred drive and forecourt to the front.

BER CERT – B3 115209017

ASKING PRICE €395,000

VIEWINGS

Strictly by appointment only. Please contact Tuohy O'Toole on 098 28000 or info@tot.ie.

DIRECTIONS

Proceed from North Mall traffic lights towards Newport (N59) for c. 4 km, taking a left onto local road L18703 (a cul-de-sac). Subject property is 2nd last on left with sign erected thereon.









