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Estate Agents | Auctioneers | Valuation Surveyors

4 BED COASTAL PROPERTY KILBRIDE, NEWPORT F28 FH60



BER B3

FEATURES:

- Walking distance to Newport town
- High fibre Broadband
- 4 Bedrooms 3 with Ensuite shower rooms
- Detached Garage
- Ideal 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

This superb family home is conveniently located just 0.2 kilometres off the N59 main Westport to Newport road and a short walk to the town centre of Newport. The Greenway is also located approx. 0.2 kilometres away. This very convenient coastal location is close to a host of amenities including a Primary school, Church, public houses, coffee shops, restaurants and supermarket along with other retail shops. With the vast road improvements between Newport and Westport, this is also conveniently located to Westport town. The property is located within a small exclusive development of detached houses in a pleasant rural location.

DESCRIPTION

The property comprises of a substantial 4 bedroom detached dormer bungalow constructed approx. 17 years ago being one of two similar houses in a small development.

The property has been built and maintained to a good standard having bright and large rooms throughout. The house has been built of a traditional painted rendered concrete block construction under a pitched roof with a tile finish. Internally there is a large living room with a feature wood burning stove leading to an open plan kitchen/diner and utility. There are two bedrooms to ground floor one with en suite shower room, together with main bathroom while at first floor there are a further 2 very spacious bedrooms, both with walk in dressing rooms and en suite shower rooms.

Externally the property has been finished to a very high standard with fully landscaped gardens to include mature fruit trees, front and rear lawns, tarmac driveway and stone built walls at the front along with a detached garage.

Viewings at this property is highly recommended and it would make an ideal family home.

SERVICES

Water - Mains

Sewage- Mains

Electricity - Mains

Broadband: High Fibre

Heating: Oil Fired Central Heating

BER

Ber Energy Rating: B3 111969200

ACCOMMODATION COMPRISES: GROUND FLOOR

ENTRANCE HALL:	2.42m x 4.96m plus 6m x 1m Tiled floor, coving, hardwood front entrance door understairs storage
LIVING ROOM:	5.7m x 4.47m Solid Timber floor, open fireplace fitted with solid fuel stove (Standalone) set on a stone hearth with stone surround and mantle, T.V. point, coving, ceiling Rose double glazed timber doors leading to Kitchen/Dining

KITCHEN WITH BREAKFAST AREA :	4.48m x 3.77m Tiled floor stainless steel sink unit bowl and half with fully fitted floor and eye level kitchen units incorporating display glazed panels, integrated plate rack, integrated fridge freezer, integrated dishwasher, Range Master cooker with 5 gas ring top and a ceramic hot plate, double oven grill and warming oven, glazed door to side providing lots of light and access to patio area
UTILITY ROOM:	1.78m x 3.77m Tiled floor, door to back garden, stainless steel sink unit with fitted floor and eye level units tiled back splash plumbed for washing machine, cloak hooks
BEDROOM (1):	5.7m x 3.8m (including ensuite) Laminate floor Ensuite: Fully tiled wc, whb, shaving light, large walk in shower (Mira Event)
BATHROOM:	3.25m x 1.76m Fully tiled wc, whb with shaving light bath with telephone shower
BEDROOM (2):	2.78m x 3.28m Laminate floor
OFFICE:	3.28m x 2.89m Laminate Floor
FIRST FLOOR	
LANDING:	4.9m x 2.4m - 2.7m Timber floor attic access Velux window
WALK IN HOTPRESS	1.28m x 2.6m preinsulated hot water cylinder, slatted shelving, electric Immersion
BEDROOM (3):	3.66m x 5.78m Timber floor Velux and Gable window, walk in wardrobe: 2m x 2.6m Open shelving Ensuite: 2.4m x 2.86m Fully tiled Mira elite shower, wc, whb shaving light
MASTER BEDROOM:	5.72m x 5.64m (including walk in wardrobe and Ensuite) Timber floor Velux and Gable window walk in wardrobe timber floor and open shelving

Ensuite
Fully Tiled, W.c. whb, shaving light Mira event shower

OUTSIDE

GARAGE:

3.5m x 5.5m
Concrete floor pedestrian side door and roller main door, electric sockets and fluorescent strip light

ASKING PRICE €385,000

DIRECTIONS

From Westport take the N59 for 10km passing Midwest Furniture and Kilbride Cemetery on your right. Take the second turn on your left after Kilbride Cemetery, (L54264) continue down this road for 200 metres, the house is on the left hand side with a Tuohy O'Toole For Sale Sign thereon.





