



TUOHY
O'TOOLE

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Estate Agents | Auctioneers | Valuation Surveyors

MEDDLICOTT STREET, NEWPORT F28 YT51



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FEATURES:

- Town centre location close to all amenities
- Charming mid terraced cottage
- 3 bed, 2 reception, 2 bathrooms
- In need of complete refurbishment
- Interested parties may qualify for the Vacant Property Refurbishment Grant

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

A most convenient town centre location in Newport. Overlooking the Black Oak River, this is a mixed use mainly commercial location. Occupiers include, The Grainne Uaile Pub & Restaurant, HSE Health Centre and children's playground.

Newport is a small but charming town on the inner shores of Clew Bay in west County Mayo. Positioned 12kms north of Westport and on the wild Atlantic way. The greenway connects Newport with Westport and Achill Island. Newport is built on the Black oak River and Estuary.

Description

A charming two storey mid terraced town house. With three bedrooms and extending to c.90sq.m, the property has been unoccupied for some time and requires complete refurbishment throughout. Built of wet dashed masonry walls with single glazed painted timber windows under a nature slate pitched roof. There is no garden with this property.

The government have introduced a Vacant Property Refurbishment Grant to assist people renovating vacant and derelict properties, grants of €30,000 for vacant properties and €50,000 for derelict properties are available.

Services

The property is or can be connected to all mains services including water, sewerage and electricity

Title

Registered Freehold title held within Folio MY40086

Ber G Rating 115399867

Asking Price: €125,000

Viewings

By prior appointment with sole selling agents. Contact us at (098) 28000. Gerard O'Toole, gerard@tot.ie

ACCOMMODATION COMPRISES:

GROUND FLOOR

ROOM 1 3.39m x 5.51m

BACK HALLWAY 1.38m x 1.67m

BATHROOM: 1.69m x 2.34m

KITCHEN: 2.83m x 3.87m

ROOM 2 4.67m x 3.52m

CLOSET UNDER STAIRS 1.21m x 0.92m

FIRST FLOOR Access to First floor is via a softwood timber staircase

LANDING: 2.24m x 1.39m

TOILET 1.57m x 1.64m

BEDROOM (1): 2.32m x 3.38m

BEDROOM (2): 3.41m x 3.14m

BEDROOM (3): 3.57m x 3.91m

ASKING PRICE €125,000

DIRECTIONS

The property is located on the south side of the Black oak River before crossing the Bridge.

