



TUOHY
O'TOOLE

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Estate Agents | Auctioneers | Valuation Surveyors

4 THE WILLOWS CARROWBAUN, WESTPORT F28 PT92



BER C1

FEATURES:

- Superb modern 4 bed detached home extending to c. 2,500 sq. ft.
- Part of a low density 4 house development built in 2006
- Conveniently located just 1.2 kms from Westport Town Centre
- Walk-in condition throughout
- Off-street parking and southwest facing rear garden
- Double reception rooms and large family kitchen/dining room
- Site area of 0.13 hectares (0.32 acres)

FOR SALE



PSRA License No. 001318

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

Conveniently located just 1.2kms southwest of Westport town centre with access off the Leenane Road (N59). Carrowbaun is a desirable residential location with a number of detached family homes. The Willows is located at the end of a laneway within a small development.

Westport is a thriving and highly desirable coastal town located along the Wild Atlantic Way. With excellent road, rail and air (Knock Airport) connections, it has been and remains one of the most popular towns in Ireland. Blessed with stunning scenery on the shores of Clew Bay, the town offers a host of recreational pursuits, excellent bars, restaurants, cafes and shopping.

DESCRIPTION

A most impressive 4 bedroom home set within a low density 4 house development which has been owned from new. Built in 2006, the property is a two storey detached family home benefitting from off street parking and southwest facing enclosed rear garden which offers views of Clew Bay. Extending to a generous 2,500sq.ft, it is constructed of rendered concrete block with part pointed stone front facade, double glazed pvc windows all under a natural slate roof.

Internally, you enter into an impressive double height hallway with a free standing oak staircase at its centre. There are double reception rooms to either side and a large kitchen/dining room with double doors to the garden. There is an ensuite bedroom at ground floor and a further 3 double bedrooms at first floor, including a master bed with walk-in wardrobe and ensuite.

FEATURES

- Rendered block and point finish
- Natural slate pitched roofs
- Double glazed windows
- Handmade painted shaker style kitchen
- Double reception rooms both with fire places
- Impressive double height entrance hall with solid oak staircase
- Rear patio and roof terrace
- Cobble lock off street parking to front
- Solid maple floors in many rooms
- High speed fibre broadband
- Fully monitored alarm system

SERVICES

- Sewerage- Mains
- Water - Mains
- Electricity- ESB
- Heating- OFCH
- Broadband- High speed fibre
- Alarm- Fully monitored Alarm

ACCOMMODATION COMPRISES:

GROUND FLOOR

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|---------------------------------------|--|
| ENTRANCE HALL: | 4.77m x 4.85m Solid maple floors, double height space with excellent natural light |
| KITCHEN/DINING | 6.32m x 5.34m Shaker-style painted kitchen, centre island, Belfast sink, hardwood counter tops, recessed spot lights, double doors to rear patio and garden |
| UTILITY ROOM: | 2.2m x 3.02m Fitted units, Belfast sink, door to garden |
| SITTING ROOM: | 4.99m x 5.07m Carpeted floor, open fireplace |
| TV ROOM/OFFICE/RECEPTION ROOM: | 5.17m x 4.52m Maple floor, open fire |
| BEDROOM (1): | 3.2m x 4.68m Solid maple floor |
| ENSUITE SHOWER ROOM: | 2.83m x 1.07m Shower, wc, whb, tiled floor |
| BATHROOM: | 2.67m x 1.66m Shower, whb, wc, tiled floor |
| CLOAKROOM: | 1.75m x 1.0m |

FIRST FLOOR

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|---------------------|---|
| LANDING: | 3.68m x 7.12m oak floors, feature centre light, door to roof patio |
| BEDROOM (2): | 4.50m x 4.94m Carpeted floor |
| BATHROOM: | 2.82m x 2.64m Jacuzzi bath, wc, whb, shower |
| BEDROOM (3): | 3.98m x 4.70m |

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|-----------------------------|---|
| BEDROOM (4): MASTER | 4.53m x 4.46m Carpeted floor |
| WALK IN WARDROBE: | 2.24m x 3.02m Extensive fitted wardrobes/storage |
| ENSUITE SHOWER ROOM: | 1.96m x 3.01m Shower, wc, whb, tiled floor |

TITLE

Registered Freehold title held within Folio MY65166F

BER RATING C1 Cert No. 112336508

VIEWINGS

Strictly by prior appointment with the sole selling agents. Contact Tuohy O'Toole at (098) 28000. Gerard O'Toole, gerard@tot.ie

ASKING PRICE €650,000

DIRECTIONS

From Westport take the Leenane Road (N59) past the first station follow road for about 300m and take sharp right. Follow laneway down to the end bearing left, the Willows development in on the right hand side. Follow Eircode in your GPS







