



**TUOHY  
O'TOOLE**

Westport (098) 28000  
Castlebar (094) 9028710  
info@tot.ie

**www.tot.ie**

Estate Agents | Auctioneers | Valuation Surveyors

# "REALT NA MARA", KILBRIDE, NEWPORT F28 C981



**BER C1**

## FEATURES:

- Convenient location within 1 kms of Newport and Close to the Greenway
- Charming detached 4 bed dormer bungalow
- Very attractive design with light filled accommodation
- Generous site area, with front and rear lawns, tarmac drive, south facing rear garden
- 0.19 Hectares (0.49 acres)



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.

**FOR SALE**

## LOCATION

Conveniently located just 1kms south of Newport and within 300m of the N59. Kilbride is within a short distance of an inlet of Clew Bay. The surrounding area comprises a small number of rural houses and farmlands. Newport is a charming coastal town located 12kms north of Westport. It provides all of the essential amenities together with Schools, Sports Club, etc. With the completion of the new N59, the commute time to Westport is far shorter and easier making Newport increasingly attractive to property purchasers.

## DESCRIPTION

A totally charming 4 bedroom dormer bungalow which was built about 15 years. A light filled property where great care and attention has been given to the overall design. Wonderful entrance hallway, attractive staircase and mezzanine level are significant features of this property. The property has a generous living room, separate library and kitchen. With four good sized bedrooms, two of which are at first floor. Externally, the property features stone built entrance and steel gates, cattle grid, tarmac drive, front, rear and side gardens. This is a lovely property with viewing highly recommended.

## FEATURES

- Upgraded OFCH
- Lovely entrance hall with vaulted ceiling and mezzanine above
- South facing garden
- Stone flagged terrace off the living room
- 2 ensuite bedrooms

## SERVICES - The property has the following services

Sewerage- Mains  
Water – Mains  
Electricity- Mains  
Heating- OFCH

## TITLE - Registered Freehold Title held within Folio MY46094F

## BER - C1

## ACCOMMODATION COMPRISES:

### GROUND FLOOR

<b>ENTRANCE HALL:</b>	4.79m x 2.06m Tiled floor, timber vaulted ceiling, Velux windows
<b>LIVING ROOM:</b>	5.13m x 5.32m Open plan, solid maple floor, wood burning stove, timber panelled vaulted ceiling with recess spotlights, doors out to rear garden
<b>RECEPTION ROOM/LIBRARY:</b>	3.9m x 4.05m Polished timber floor, electric stove, door out to rear garden
<b>KITCHEN:</b>	6.16m x 4.05m Tiled floor, solid maple kitchen, Formica worktop, stainless steel

sink

**UTILITY ROOM:** 2.0m x 3.87m  
Tiled floor, eye and floor level maple units, stainless steel sink, Formica worktop

**BEDROOM (1):** 4.57m x 3.17m  
Polished timber floor, door to rear garden

**BATHROOM:** 1.88m x 2.46m  
Tiled walls, tiled floor, whb, built-in vanity unit, light, corner power shower, wc, heated towel rail

**BEDROOM (2):** 4.46m x 5.09m  
Polished pine floor

## FIRST FLOOR

**HALF LANDING:** 6.22m x 1.38m  
Particularly nice window, timber panelled ceiling, double Velux windows, recessed spotlights, painted dado rail

**BEDROOM (3) - MASTER:** 3.24m x 6.16m  
Polished timber floor, gable window, 2 Velux windows

**WALK IN WARDROBE:** 2.16m x 2.86m

**ENSUITE BATHROOM:** 2.17m x 3.21m  
Tiled walls, corner electric shower, corner bath, whb, vanity unit, mirror, shaving light, wc, Velux window

**HOTPRESS:** 1.31m x 1.76m  
Shelved

**BEDROOM (4):** 3.68m x 5.52m  
Polished timber floor, recessed spotlights to ceiling

**ENSUITE SHOWER ROOM:**

**ASKING PRICE - €395,000**



**VIEWING** – Stricly by appointment only by sole agent Tuohy O'Toole – 098 28000 or [gerard@tot.ie](mailto:gerard@tot.ie).









