



**TUOHY
O'TOOLE**

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

www.tot.ie

Estate Agents | Auctioneers | Valuation Surveyors

MONEY, CARROWHOLLY, WESTPORT

F28 RC60



BER B3

€420,000

FEATURES:

- Located 6.5kms northwest of Westport
- Attractive 4 bed dormer bungalow extending to 227sq.m (2443 sq ft)
- Site area of 0.24 Hectares (0.59 acres)
- Oil fired central heating and double glazing
- Superb family home in close proximity to Carrowholly National School



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

Located 6.5kms northwest of Westport in Carrowholly. This area is accessed via the Golf Course Road and is located in close proximity to a host of sport clubs and facilities which includes Mayo Sailing Club, Westport Golf Club, Westport United Park and Westport GAA Grounds which is under construction. In addition, Carrowholly National School is located less than 1kms away.

Westport is a thriving seaside town located on Clew Bay and on the Wild Atlantic Way. Synonymous as a tourist and visitor location, it offers an abundance of leisure amenities and is surrounded by stunning scenery. Well served with road and rail and within 40 mins of Ireland West Airport.

DESCRIPTION

Comprises an attractive and substantial 4 bedroom dormer bungalow. Built about 22 years ago, the property extends to a generous 227sq,m (2,443sq.ft) and is built of rendered concrete block with concrete floors through (ground and first floor) all under a pitched tiled roof. The property sits on a site of 0.24 Hectares (0.59 Acres) with stone built entrance and laws to front and rear. Internally, the home has been well maintained and features a large open plan Kitchen and Dining room and a first living room.

SERVICES

The property has the following service connections;

Sewerage- Septic Tank

Water- Mains

Electricity- Mains

Heating- Oil Central Heating

TITLE

The property has a Registered Freehold Title held within Folio MY66017F

BER -B3 116738543

GUIDE PRICE - €420,000

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE PORCH:	3.0m x 1.89m Pointed stone floors, featured light fittings, painted rendered walls
ENTRANCE HALL:	5.43m x 3.97m

Pointed stone floors, painted rendered walls, feature staircase

BEDROOM (1): 3.47m x 4.08m
Plastered and painted walls, painted timber floors

ENSUITE SHOWER ROOM: 1.58m x 2.58m
shower, wc,whb painted timber floor

WALK IN WARDROBE 1.72m x 1.40m

BATHROOM: 2.05m x 1.96m
Pointed stone floors, electric shower, wc, whb

BEDROOM (2): 3.29m x 4.08m

BACK HALLWAY 1.07m x 3.28m
Pointed stone floor, back door to back garden

KITCHEN/UTILITY 3.30m x 2.06m
Fitted sink and counter

KITCHEN/DINER 8.56 m x 4.08m
Pointed stone floor, fireplace with stove, fitted shaker style kitchen with timber counter, stainless steel sink,

FIRST FLOOR

via a painted timber staircase, its split level on the half landing to the right hand side

LANDING: 1.09m x 6.37m

LIVING ROOM: 21' 11" x 13' 4" (6.68m x 4.06m)
Carpeted floor, double velux, open fire

LANDING: 1.07m x 6.39m
To the left hand side of the half landing

BEDROOM (3): 3.11m x 4.07m
Velux window, polished timber floors

BEDROOM (4): 13' 4" x 10' 4" (4.07m x 3.16m)
Polished timber floors

LANDING:

1.09m x 4.48m

DIRECTIONS

From Westport, take the N59 Newport Road, turn left onto the Golf Course Rd. after 4.2 km turn right, continuing for 350 m taking a left and after 800 m turn right and the house is on the left hand side with For Sale sign thereon.







