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Estate Agents | Auctioneers | Valuation Surveyors

## PONTOON ROAD, CASTLEBAR F23 YX85



**BER E1**

**€280,000**

### FEATURES:

- Most convenient location just 1kms north of Castlebar town centre
- Detached dormer bungalow extending to 211 sq. m. (2271 sq. ft)
- Site area of 0.213 Acres
- 6 bedrooms & 4 bathrooms
- Double glazing and Oil Fired Central Heating
- In need of refurbishment

**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 on the Pontoon Road, 1.3kms north of Castlebar town centre. This is a popular mature residential area comprising mainly of detached private houses. This is ideally positioned within close proximity to the excellent retail, business and leisure facilities of Castlebar town centre. Castlebar is the county town of County Mayo which has a large and diverse employment base which includes Mayo University Hospital, Mayo County Council, ATU Castlebar and Baxter. Castlebar is well connected being on the N5, N60, N84, N59 and main rail. Ireland West Airport is located 37kms away.

## DESCRIPTION

Comprises a detached substantial dormer bungalow extending to 211sq.m. Built of rendered concrete block with pvc double glazed windows under a pitched slate roof incorporating a number of Velux windows. The property has been extended to the rear with a single storey extension under a flat roof. There is off street parking to the front and a small enclosed private rear garden. The property sits behind perimeter walls with mature hedging and secure gates. Overall, the property requires some refurbishment but presents the opportunity to create a great family home.

## SERVICES

The property has the following services;

Sewerage	-	Mains
Water	-	Mains
Electricity	-	Mains
Telecoms	-	Mains provider
Heating	-	Oil Fired Central Heating

**TITLE** - Unregistered Freehold Title

**BER – E1** - 116785338

## ACCOMMODATION COMPRISES:

### GROUND FLOOR

<b>ENTRANCE PORCH:</b>	1.77m x 1.9m Entrance door, extensive glazing
<b>ENTRANCE HALL:</b>	4.22m x 1.74m Carpeted floor
<b>SITTING ROOM:</b>	4.42m x 3.65m Carpeted floor, gas fire

<b>RECEPTION ROOM</b>	3.64m x 4.28m Electric fire, carpeted floor
<b>CENTRAL HALLWAY</b>	1.06m x 10.8m
<b>DINING ROOM:</b>	3.52m x 4.5m Carpeted Floor
<b>KITCHEN:</b>	4.35m x 3.31m Tiled floor, fitted kitchen with Formica worktop, basic appliances
<b>BACK HALLWAY</b>	1.0m x 3.55m
<b>TOILET</b>	1.3m x 1.36m Tiled floor, wc, whb
<b>BACK KITCHEN/UTILITY</b>	Stainless steel sink, Formica worktop, shelving, door to rear garden
<b>PRAYER ROOM</b>	1.82m x 2.42m Vaulted ceiling, carpeted floor, own entrance door
<b>ENTRANCE PORCH:</b>	1.9 m x 1.74m

## **ASKING PRICE - €280,000**

**VIEWINGS** - Strictly by prior appointment with the sole selling agents Tuohy O'Toole (098) 28000 or gerard@tot.ie

## **DIRECTIONS - F23 YX85**











