



TUOHY  
O'TOOLE

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Estate Agents | Auctioneers | Valuation Surveyors

# KILLADANGAN, WESTPORT, CO. MAYO. F28 Y8A0



BER **G**

€230,000

## FEATURES:

- Premier Coastal Location
- Magnificent Views over Clew Bay
- Just 5km from Westport (on the main Louisburgh Road)
- Mature Grounds Circa 0.15 Ha (0.37 acres)
- On Greenway from Westport to Murrisk
- Extending to 117 sq m (c. 1260 sq ft)

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

The property is situated in the sought after area of Belclare/Killadangan, circa 5 km west from the town of Westport and circa 3 km from Murrisk. The property is positioned on the south side of the main road (R335) and benefits from excellent views over Clew Bay. This is mainly a mature residential location comprising of detached houses and farmlands. Local amenities includes Gannon's Garage and convenience shop.

Westport is a charming coastal town located on Clew Bay and the Wild Atlantic Way. Blessed with stunning scenery, Westport is a planned town which together with Westport Harbour offers excellent shopping, Bars, Restaurants and Cafes. Recreational activities include Westport House Estate, Croagh Patrick, Championship Gold, Fresh and Salt Water Fishing and sailing.

## Description

The property comprises a semi-detached single storey cottage with flat roof extensions to the side and rear currently extending to c.1,260sq.ft. It has been vacant for some time and now requires refurbishment. Built of rendered masonry walls with hardwood single glazed windows under a tiled roof. Outbuildings attached to the flat roof extension on left side of property are not included in the sale.

The gardens around the property are mature with an extensive lawned area to the side. The cottage offers stunning views over Clew Bay, from all front rooms. The property sits on a site of 0.15 Hectares (0.37 Acres) with the bulk of the site to the rear(south) and west of the house.

## Development Potential

The present owners have commissioned a Designer to prepare plans for a proposed redevelopment of the site. This design totally reimagined the house which proposed to extend and extensively refurbish the property to provide a stunning cottage renovation. These plans are totally exempt from planning permission. Full plans are available on request. Design by Keith O'Connell- Chartered Engineer.

## Services

The Property has the following services

Water – Mountain supply. (Mains water is proposed in this location by Irish Water. The connection fee has been paid by the supply has not yet been installed).

Sewerage - on site septic tank

Electricity – ESB

## Title

The property has a registered Freehold Title held within Folio MY38306.

## ACCOMMODATION COMPRISES:

<b>ENTRANCE HALL:</b>	1.0m x 0.94m plus 7.86 Carpeted solid floor
<b>STUDY</b>	4.25m x 2.52m Timber floor, built-in wardrobes
<b>DINING ROOM:</b>	5.7m x 2.52m Timber floor, uninterrupted views over Clew Bay
<b>KITCHEN:</b>	2.93m x 3.93m Tile solid floor, sold fuel stove, spot lighting
<b>PANTRY</b>	3.0m x 1.56m Gas fire boiler
<b>RECEPTION ROOM</b>	4.6m x 3.70m Carpeted solid floor, open fire with stone surround, magnificent and uninterrupted views over Clew Bay
<b>BEDROOM (1):</b>	3.6m x 3.7m Timber floor, built-in wardrobes, views over the bay
<b>BEDROOM (2):</b>	3.8m x 3.16m built-in wardrobes
<b>BATHROOM:</b>	(3.05m x 1.86m Parially tiled walls, wc, whb, shower, shelving

**ASKING PRICE €230,000**

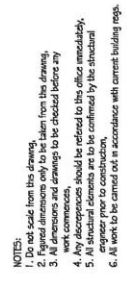
## DIRECTIONS

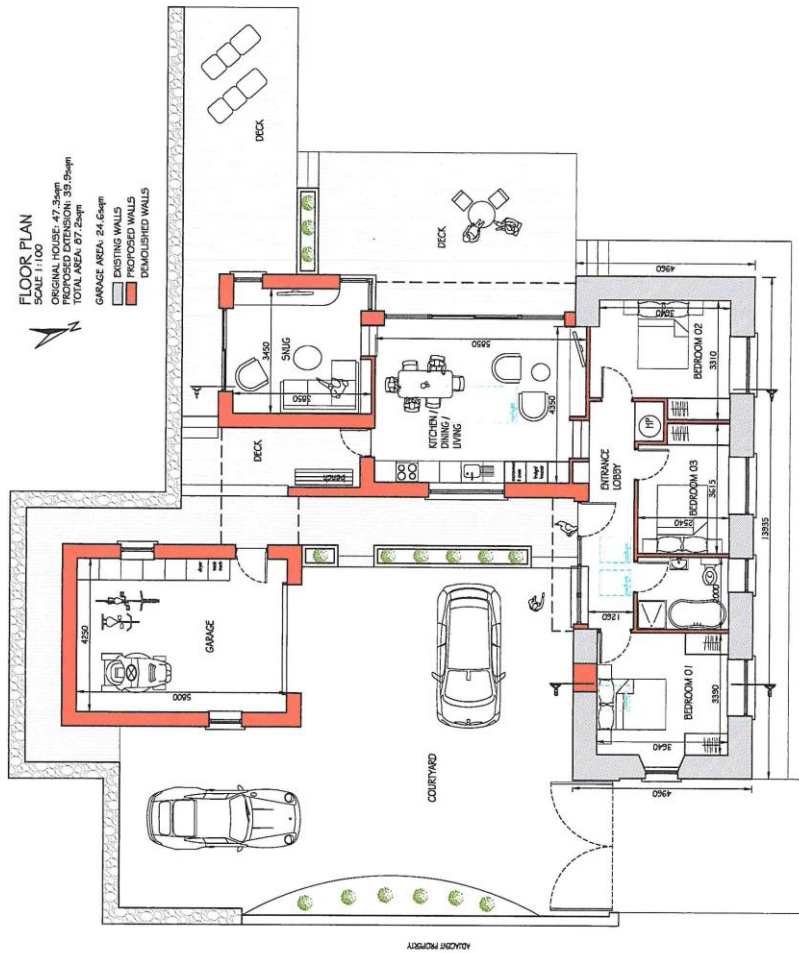
From Westport take the main Louisburgh Rd the R335 for about 4 km, you will pass a filing station on your left known locally as Gannon's of Belclare, the property is 500metres pass this and is the fourth house on your left, with the Tuohy O'Toole For Sale sign erected thereon.











FLOOR PLAN  
SCALE 1:100

ORIGINAL HOUSE: 47.3sqm  
PROPOSED EXTENSION: 39.9sqm

TOTAL AREA: 67.2sqm  
GARAGE AREA: 24.6sqm

EXISTING WALLS  
PROPOSED WALLS

DEMOLISHED WALL

**NOTES:**

1. Do not scale from this drawing.
2. Pinned dimensions only to be taken from this drawing.
3. All dimensions and drawings to be checked before any work commences.
4. Any discrepancies should be referred to this office immediately.
5. All structural elements are to be confirmed by the structural engineer prior to construction.
6. All work to be carried out in accordance with current building regs.

[illegible]





FRONT ELEVATION - north  
SCALE 1:100



SIDE ELEVATION - east  
SCALE 1:100



SIDE ELEVATION - west  
SCALE 1:100



REAR ELEVATION - south  
SCALE 1:100



SECTION A-A  
SCALE 1:100

- NOTES:
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REVISIONS				Drawing Number	Subject	Scale	Project No	Drawing No.	Rev
NO.	DATE	COMMENTS	BY	PRELIMINARY	PROPOSED ELEVATIONS & SECTION	1:100	AMCG-06	05	
				Project: DEVELOPMENT AT KILLANGAN WESTPORT, CO. MAYO	Keith O'Connell		Architectural Design,		
				Client: ANTHONY MC GING	Chartered Engineer /		Planning Service and		
				Date: 2022/05/16	Project Manager		Project Management.		
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  5. All structural elements are to be confirmed by the structural engineer prior to construction.
  6. All work to be carried out in accordance with current building regs.
  7. All materials supplied to site registed delivery docket and accreditation certification

[illegible]