



**TUOHY
O'TOOLE**

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Estate Agents | Auctioneers | Valuation Surveyors

“WATERFALLS” CASTLEBAR ROAD, NEWPORT F28 RC81



BER B2

€810,000

FEATURES:

- Fabulous detached home on elevated site overlooking Newport River
- Substantial 4/5 bedroom (3 ensuite) family home of 351 sq m (3778 sq ft)
- Built in 2008, offering bright, spacious and well-appointed accommodation
- Conveniently located just 700 m from Newport Town centre
- Connected to all mains services



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

Waterfalls is conveniently located just 700m east of Newport Town centre along the Castlebar Road. This is a residential area comprising of privately owned family homes overlooking the Newport River. All of the town's services and facilities are a short walk away.

Newport is small charming town located on the Wild Atlantic Way on the inner shores of Clew Bay. Newport is located just 12 kms north of Westport and is the gateway northwards onto Mulranny and Achill Island. Recent ongoing road improvements to the N59 will make Newport far easier and quicker to get to from Westport and the surrounding areas. The town also benefits from the Greenway which runs through the town connecting Westport with Achill Island. The town offers a small range of shops with award winning Local Butchers, Cafes and Pubs. The town also has Newport House, a long loved country Hotel and Fishing Lodge right in the town centre.

DESCRIPTION

A magnificent two storey modern family home extending to 351 sq.m (3,778 sq.ft). Built by the present owners in about 2008, the property sits on an elevated site to the west of the Newport River over which it has excellent views. Great care and attention has been given in creating a light filled, generously proportioned family home with extensive use of glazing. Indeed much of the entire south side of the property is glazed.

The property is constructed of rendered concrete block with part-pointed stone under a pitched slate roof which features a large number of Velux windows. Internally, there is a large open plan kitchen/diner with ample seating area. Adjacent to this is a large living room with extensive glazing, wood burning stove and polished timbers floors. There are two ensuite bedrooms on the ground floor together with an office, which could also be used as a 5th bedroom. There are dual front and rear entrances. Access to first floor is via a solid hardwood staircase where there are two further bedrooms and a very large reception room with entire wall of glazing. To the rear there is generous parking and a double garage. The site is extensively landscaped.

FEATURES

- Large proportioned reception rooms
- A number of balconies off bedrooms
- Extensive use of glazing ensuring excellent views
- Landscaped ground and tarmac drive
- Oil Fired Central Heating
- Double glazed uPVC windows and doors
- Large detached double garage

SERVICES

The property has the following services:-

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

TITLE

Unregistered Fee Simple Title with full vacant possession

BER B2 116249517

VIEWINGS

Strictly by prior appointment with sold selling agents. Contact Gerard O'Toole (098) 28000 or gerard@tot.ie

ACCOMMODATION COMPRISES:

GROUND FLOOR

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|-----------------------------------|--|
| KITCHEN/DINING AREA: | <p>9.66m x 5.0m plus 4.0m x 4.45m</p> <p>Accessed by double doors into Family Living Area off Kitchen. Recessed eyeball lighting, fitted floor & eye level kitchen units, incorporating ceramic hob with extraction overhead, tiled splash back with display presses and standard presses, also incorporating fridge/freezer, double oven, bowl and half stainless steel draining sink unit, dishwasher, small breakfast bar with granite top, polished granite flooring</p> <p>Dining Area overlooking river with further double doors to patio area at front, also overlooking river</p> |
| INNER HALL: | <p>1.78m x 4.04m</p> <p>Access to rear yard</p> |
| CLOAKROOM: | <p>Wc, whb, heated towel rail, polished granite floor</p> |
| LAUNDRY ROOM: | <p>3.81m x 11.04m</p> <p>Ceramic tiled floor, fitted floor level units incorporating plumbing for washing machine and dryer, single draining stainless steel sink unit, electrics and time switches</p> |
| HOTPRESS: | <p>1.0m x 2.0m</p> <p>Slatted shelving</p> |
| MAIN RECEPTION ROOM: | <p>5.14m x 9.15m</p> <p>Within central section of house. Double doors to patio area, fitted solid fuel stove linked to central heating system which is also oil-fired, varnished pine timber flooring, radiators with covers fitted at each end of the room, recessed eyeball lighting, top quality fittings, curtains throughout</p> |
| FURTHER INNER HALL: | <p>3.7m x 4.34m</p> <p>Polished granite floor</p> |
| GUEST BEDROOM (BEDROOM 1): | <p>5.12m x 3.0m</p> <p>Carpeted floor, window to side</p> |
| WALK IN WARDROBE: | <p>1.6m x 1.3m</p> <p>Fitted shelving</p> |
| ENSUITE SHOWER ROOM: | <p>2.0m x 3.18m</p> |

Wc, whb, shower stall with power shower fitted. Partially tiled walls and tiled floor

BEDROOM (2):

3.5m x 3.77m
Double, carpeted floor

WALK IN WARDROBE:

1.74m x 1.24m
Fitted shelving and hanging space

**ENSUITE SHOWER ROOM:
(Jack & Jill)**

2.6m x 2.26m
Tiled shower stall with power shower, polished tiled floor, partially tiled walls, wc, whb. This can also be accessed from Office

OFFICE (BEDROOM 3):

3.36m x 3.46m
Double doors to patio, view of the river, currently used as office, laminate flooring, access to Ensuite of Bedroom 2

FIRST FLOOR

LANDING:

3.0m x 5.54m minus 4.2 sq. m
Velux and small window – ideal as a reading area or study/office

BEDROOM (4) - MASTER:

4.54m x 4.19m
Large room, vaulted ceilings, windows to side and front with double door access onto balcony area, beautiful view over river

ENSUITE SHOWER ROOM:

2.0m x 2.5m
Wc, whb, tiled shower stall with power unit, partially tiled walls, tiled floor

STORAGE PRESS:

2.0m x 1.6m
Large with extensive shelving, hanging space, laminate floor

INNER LANDING:

1.0m x 9.63m
Laminate timber floor, 4 Velux windows

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| RECEPTION AREA: | 9.16m x 5.17m 8 window panels overlooking river with spectacular view over gardens, road and river together with wooded hill on alternate side, feature electric fireplace, laminate flooring |
| BEDROOM (5): | 5.5m x 5.05m Velux window, room has vaulted ceiling with twin patio doors onto balcony, both overlooking river, laminate floor |
| WALK IN WARDROBE: | 1.83m x 1.83m Fitted shelving, hanging space |
| BATHROOM (Jack & Jill): | 1.82m x 3.12m Full jacuzzi bath, wc, whb, partially tiled walls, tiled floor, Velux window |

GUIDE PRICE €810,000

DIRECTIONS

From Newport Town, take the Castlebar Road and the property is 700 m on the left.







