

For
Sale



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19 HARBOURSIDE THE QUAY, NEWPORT

F28 PX79



BER C1

Asking Price: €195,000

FEATURES:

- Stunning harbourside location
- Balcony overlooking Newport Quay
- Part of exclusive 32 apartment development
- Private car park with designated parking space and Access to Bicycle Store
- 2 Bedroom apartment 2 Bath on the Second Floor
- Newly painted & decorated throughout
- Turn Key Condition

O' Toole & Co. 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.

PSRA Licence No. 001318

LOCATION

The subject property occupies a lovely waterside location overlooking Newport Harbour and Black Oak Estuary on the edge of Newport. This is within an easy walk to the town where there is a host of essential amenities to include a Hotel, Coffee Shop, Award Winning Butchers, Supermarket, restaurants, pubs, church, and school. Cycling enthusiasts can avail of the 42km Great Western Greenway (Westport to Achill), the longest off-road walking and cycling trail in Ireland. The World Class Great Western Greenway is a traffic free cycling and walking trail which follows the route of the renowned Westport to Achill Railway line which closed in 1937.

Newport is a charming small town located approximately 11 kms north of Westport and benefits from excellent road connectivity via the now upgraded N59. Newport is also the gateway to Mulranny and Achill Island which are located to the north.

DESCRIPTION

No. 19 is a well-appointed and presented two bedroom property situated within this exclusive development. The property comprises an entrance hallway, two large bedrooms with ensuite facilities in the master room, separate bathroom, open plan kitchen/living/dining area with wonderful views of Newport town and river. The property has been newly painted and decorated throughout and is in 'turn key' condition. It also has a large balcony area that has been tastefully decorated to create a usable indoor/outdoor space for the homeowner to enjoy. The property has a NIA of 72 sq.m (775 sq.ft).

SERVICE CHARGE - €1325 Per Annum

BUILDING ENERGY RATING – C1 108502 (154.51 kWh/m²/yr.

SERVICES

Heating: Electric

Water: Mains

Sewage: Mains

Electricity: Mains

ACCOMMODATION COMPRISES:

SECOND FLOOR

ENTRANCE HALL:	6.5m x 1.0000m Hardwood entrance door, tile effect laminate floor, electric Storage Heater Hot Press: Preinsulated hot water cylinder, slatted shelving
BEDROOM (1):	5.16m x 2.6000m Laminate floor, wall mounted electric heater fitted wardrobe
BEDROOM (2):	6.2m x 2.7m Laminate flooring, fitted wardrobe, T.V point Ensuite: Tiled floor and walls, wc, whb wall mounted electric towel rail wall mounted electric heater walk in shower shaving light, heated towel rail.
BATHROOM:	2.7m x 1.46m Tiled floor and walls, shaving light, wall mounted electric towel rail, wall mounted electric heater, bath with shower over and side glazed panel, heated towel rail.



**KITCHEN WITH BREAKFAST
AREA/LIVING/DINING :**

3.91m x 4.44m plus 4.73m x 2.61

Newly painted kitchen with stainless steel sink unit, fitted floor and eye level kitchen units, integrated dishwasher and washing machine, electric oven and 4 ring ceramic hob, stainless steel extractor fan, splash back tiling, double doors to balcony view over estuary, wood effect laminate flooring, TV point Electric Storage heater.

TOTAL FLOOR AREA

c. 72.00 sq.m. (c. 775 sq.ft.)

ASKING PRICE €195,000





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