

For
Sale



O'TOOLE
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TONRANNY, BALLINROBE ROAD, WESTPORT F28 TD58



BER D1

€250,000

FEATURES:

- Conveniently located c. 2 km from Westport town centre
- Attractive 3 bedroom residence
- Generally in excellent condition and well cared for
- Attractive river frontage on large site of over 2 acres
- Garage, OFCH, double glazing
- Extending to 120 sq. m. (1,291 sq. ft.)

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

This property is conveniently located approximately 2 km south east of Westport, with access off the Ballinrobe Road. This is a pleasant residential and rural location, in close proximity to Moran's Garage. The Carrowbeg River flows through the lands providing a lovely vista which is full of seasonal wildlife.

In a wider context, Westport is a popular coastal town located on Clew Bay and on the Wild Atlantic Way. Westport is well connected with road and rail infrastructure, being on the N59, N5 and a series of regional roads. Westport also benefits from a number of daily train services to Dublin. Finally, Westport is within a 45 minute drive of Ireland West Airport, Knock.

DESCRIPTION

An attractive 3 bedroom bungalow which was constructed approximately 50 years ago. Of traditional rendered block construction with part pointed stone, all under a tiled roof. The property has been very well-maintained and cared for by the present owners and is generally presented in excellent condition throughout.

The property features an upgraded oil fired central heating system, double glazed windows and doors, a mixture of tile and hard wood floors.

Externally, the property has a garage and boiler house and sits on a very generous site of in excess of 2 acres, with gravel drive and gated entrance and front, rear and side lawns. A particular feature of the property is the house's proximity to the Carrowbeg River which meanders to one side creating a vista which is full of seasonal wildlife.

This is an exceptional house and viewing is highly recommended by prior appointment.

SERVICES

The property has the following services:-

Sewerage	-	On-site Septic Tank
Water	-	Mains
Electricity	-	Mains
Heating	-	Oil Fired Central Heating
Telecoms	-	Mains

BER

D1. No . 116845819



ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE PORCH:	3.11 m x 1.34m Tiled floor, extensive glazing, part Perspex roof
ENTRANCE HALL:	4.66m x 4.3m Solid timber floors, plastered and painted walls
LIVING ROOM:	3.62m x 4.26m Solid timber floors, wood burning stove
DINING ROOM:	3.66m x 4.25m Tiled floor, conservatory doors to rear garden
KITCHEN:	2.43m x 2.67m
INNER HALLWAY:	1.08m x 5.58m Timber floors
BEDROOM (1):	3.8m x 3.67m Plastered and painted walls, floating timber floors, fitted wardrobes
BEDROOM (2):	3.64m x 3.64m Floating timber floors, plastered and painted walls, fitted wardrobes
BEDROOM (3):	4.23m x 3.66m
SHOWER ROOM:	1.6m x 3.09m Tiled floor, wet shower with electric shower, tiled surround and glazed door, wc, whb
TOILET	3.02m x 0.93m Tiled floors, whb, wc

PRICE €250,000

DIRECTIONS

Follow Eircode F28 TD58









