

**For
Sale**



**O'TOOLE
& CO.**

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DEVLIN SOUTH, KILLADOON, LOUISBURGH F28 TN93



BER Exempt

€120,000

FEATURES:

- Stunning coastal location 10kms west of Louisburgh
- 0.5kms to private sandy beach and the Atlantic Ocean
- Derelict Period cottage with partially built rear extension
- 1,700sq.m (0.42 Acre) site
- Ideal refurbishment opportunity with generous grant assistance possible

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

Positioned on the Atlantic Coast about 10kms west of Louisburgh in County Mayo. Devlin South is a small rural townland comprising about 10 houses along a country lane that runs directly down to a stunning small sandy beach. This is a most scenic location with expansive views westwards over the Atlantic Ocean onwards to Inishturk Island. Louisburgh is a quaint seaside town that provides essential amenities including, shops, cafes, and bars. There is also an excellent co-ed secondary school and sports clubs. Local amenities include amazing Beaches, Surfing, Swimming, Fishing, Hiking, Cycling. The Big Style Atlantic Lodge is located within 2.9kms.

DESCRIPTION

Comprises a single storey derelict period cottage which has a partially built single storey extension constructed along the rear. Works commenced on the redevelopment back in 2010 but ceased and the property has been vacant since. The cottage is built of rendered stone walls under a pitched slate roof. The rear extension is constructed of concrete block and is finished to wall plate level. The property now requires complete refurbishment but with the partially built extension, presents an opportunity to create a wonderful home in this stunning coastal location.

SERVICES

Local services in this location include water, electricity and telecoms. We believe no services are connected to the property presently.

SITE

The property sits essentially on a square shaped site extending to 1,700sqm (0.17 Hectares or 0.42 Acres).

PLANNING PERMISSION

Planning permission reference No P08/1672 was granted by Mayo County Council on 04/11/2008 for the redevelopment of cottage to include a rear extension. On foot of this consent, works commenced on site but were never completed.

TITLE

Registered Freehold title held within Folio MY67314F.

BER EXEMPT

VIEWINGS

Those with an interest are free to inspect the property unattended as the site and building are easily accessible to the side and rear. Full maps, plans etc. are available on request. For further information contact O'Toole & Co, The Mall, Westport. Co. Mayo. (098) 28000 or emma@tot.ie.

ASKING PRICE €120,000



DIRECTIONS

Follow the Eircode. Take the right hand turn for Devlin South which is marked and the property is located about 0.5kms on the right hand side of the road.



