

For
Sale



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FEATURES:

- Sought after location in Rosbeg close to the amenities of Westport Harbour
- Exclusive low density development of detached family homes
- New development offering a collection of Houses and Fully Services Sites
- Stunning largest 4-5 bed house on elevated site
- Partially built homes which can be completed to specific purchasers' requirements
- Site prices from €150,000 - €550,000

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

Unique location in the desirable neighbourhood of Rosbeg situated c 500m southwest of Westport Harbour. Positioned off the Ardmore road which connects the main Louisburgh Road to Westport Harbour. This is a mature residential area comprising mainly of larger detached family homes and some farmlands. The amenities of Westport Harbour are a short distance away offering swimming facilities, a hotel, a range of shopping and high quality bars, restaurants and cafes.

THE DEVELOPMENT

A luxury development of 5 partially built houses contained within Phase 1 with full planning permission. All houses are of different designs but include two very large bungalows to the west of the site, two dormer bungalows in the centre and a large elevated house overlooking the scheme to the south of the site.

SERVICES- Each site will be offered for sale with the following features:

- Stone Built entrance walls and piers
- Fully tarmacked estate road
- Pedestrian footpaths with public lighting
- All services connections including Sewerage, Water, Electricity and Telecoms
- Generous site areas
- Stone built estate walls

PROPERTY 1 – 2 (5 Bed Dormer)



Site 1 & 2 has full planning permission to construct 2 dormer properties. Each property comprises an entrance porch, hallway, lounge, kitchen/dining with utility, there are two bedrooms on the ground floor, both with en suite rooms and a guest WC. At first floor there are a further 3 bedrooms, one of which is ensuite, large study and bathroom. Each property has a total floor area of 275.7 sq.m (2,967 sq.ft). Property 2 is currently constructed to wall plate.

Floor plans are available upon request.



PROPERTY 3-4 (4 Bed Bungalow)



Site 3 & 4 has full planning permission to construct 2 large bungalow properties. Each property comprises an entrance porch, large hallway, reception room, sitting room, open plan kitchen/dining/sun room- living room. There is a large utility off the kitchen with ensuite wc. This property has 4 bedrooms, 3 of which have ensuite facilities. There is also a cloakroom and guest bathroom off the large hallway. The property has a total floor area of 290.8 sq.m (3,130 sq.ft). House 3 is currently constructed to wall plate.

Floor plans are available upon request.

PROPERTY 5 (Large 4 Bed Detached Property)



Site 5 comprises a large two storey detached property. The property is currently constructed to a shell & core finish. It comprises an entrance porch, large spacious hall, open plan kitchen/living/dining room, there is a large utility off the kitchen and pantry, plant room, wc, large sitting room and bedrooms with walk in wardrobe and ensuite. At first floor there are 3 bedrooms all of which have ensuites and walk in wardrobes, the master takes up the east wing of the house and is bright and spacious with a balcony area. Total floor area is 310.4 sq.m (3,336 sq.ft).

Floor plans are available upon request.



PRICES

The following list prices apply which are inclusive of vat.

Property/Site 1: €300,000

Property/Site 2: €330,000

Property/Site 3: €400,000

Property/Site 4: SOLD

Property/Site 5: €550,000

PAYMENT STRUCTURE – 5% initial deposit

The Prices quoted are for the serviced site/partially built property as seen in the images. The buyer will have to engage with a builder to complete the property.

PHASE II

Subject to Planning Permission, there is the potential for 5 further detached houses in the southwest and centre of the site. These will be sold on a site by site basis SPP to qualifying applicants only.

ASKING PRICE FOR PHASE II: €150,000 **per site** inclusive of VAT..

PAYMENT STRUCTURE – 5% initial deposit

DIRECTIONS

Located in the Rosbeg Area of Westport. Take the Louisburgh road (R335) from the town and continue for 1.5km. Turn right at the turn for Ardmore Road and continue along this road for 850 metres until you see the sign for the development on the left hand side.

