

For  
Sale



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## PETER STREET, WESTPORT F28 D434



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€250,000

### FEATURES:

- Centrally located on lower Peter Street in Westport town centre
- Mid terraced 3 bed townhouse extending to 106.83 sq m (1,150 sq ft)
- Concrete block built
- Small enclosed rear yard, garden and shed
- Oil fired central heating and double glazed throughout

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

A superb and most convenient location on the south side of Peter Street close to the Octagon in the heart of Westport town centre. Peter Street is a mature mainly residential area but close to a host of excellent shopping, cars, cafes and restaurants.

## DESCRIPTION

A well-presented 3 bed two house extending to 106.83 sq.m over two floors. Built about 30 years ago of insulated concrete block with pvc windows and doors all under a pitched slate roof. This is one of the wider properties along Peter Street

## FEATURES

- Superb location
- Concrete block built
- PVC Double glazed
- Rear courtyard, enclosed garden with shed
- 3 bedrooms
- Oil fired central heating system

## SERVICES

The property is connected to all main services including Sewerage, Water and Electricity.

## ACCOMMODATION COMPRISES:

### GROUND FLOOR

<b>ENTRANCE HALL:</b>	2.3m x 5.1m Timber panelling to walls and ceiling, floating timber floor
<b>LIVING ROOM:</b>	3.93m x 3.33m Open fireplace, floating timber floor, plastered & painted walls
<b>STORAGE::</b>	0.87 m x 2.0m Under stairs.
<b>KITCHEN / DINING ROOM</b>	3.65 m x 3.19 m plus 2.3 m x 2.3 m Dining Room – tiled floor, solid fuel range, double doors through to back garden  Galley Kitchen - Shaker-style laminate kitchen, Formica worktops, stainless steel sink, tiled splashback, integrated appliances

## FIRST FLOOR

### LANDING:

**BEDROOM (1):** 3.9m x 3.3m  
Plastered & painted walls, carpeted floor, fitted wardrobes

**BEDROOM (2):** 2.72 m x 3.0m  
Carpeted floor, fitted wardrobes, plastered & painted walls

**BEDROOM (3):** 2.5 m x 2.63m  
Carpeted floor, plastered & painted walls, fitted wardrobes

**BATHROOM:** 2.24m x 1.81m  
Tiled floor & walls, whb with vanity unit, wall mounted mirror, wc, bath with electric shower, timber panelled ceiling

**ASKING PRICE €250,000**

## DIRECTIONS

F28 D434 – House is 2<sup>nd</sup> on left past entrance to Supervalu car park







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