

**For
Sale**



**O'TOOLE
& CO.**

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"SONAS" 32 THE CURRAGH, CASTLEBAR F23 Y293



BER C1

€325,000

FEATURES:

- Superb family home in a mature residential area close to Castlebar town centre
- 4 beds extending to 163sq.m (1,755sq.ft) (Downstairs Playroom can be used as additional bedroom)
- Extensively refurbished in the last 6 years and presented in excellent condition
- Off-street parking and large rear garden
- Oil fired central heating and solid fuel stove to living room
- Extensively insulated

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.

LOCATION

The Curragh is a mature residential development comprising of detached homes positioned just to the south of Castlebar town centre off Humbert way. This provides easy access to the N5, N60 and N84. All of Castlebar's excellent retail, business and leisure amenities are close at hand. Essential shopping is within walking distance. Other amenities close by are Castlebar Train Station, ATU Castlebar, Castlebar University Hospital, Mayo County Council, McHale Park and Lough Lannagh.

DESCRIPTION

"Sonas" is a beautifully presented 4 bed detached family home located within this quiet mature estate. Extensively refurbished in the last 6 years, the property extends to a generous 163sq.m (1,755sq.ft) providing bright spacious accommodation over two floors. The entire ground floor features an open plan design with all rooms largely door free, making this an ideal property for family living or entertaining.

FEATURES

- High quality double glazing and composite front door
- Hardwood floors to living room and hallway
- Impressive fitted kitchen with fully integrated appliances
- Open plan accommodation throughout entire ground floor
- Ensuite bathroom and fitted wardrobes to master bed
- Insulated attic and fully insulated gable walls
- Oil fired central heating and solid fuel stove to living room
- Off street parking and rear garden and large patio

SERVICES

The property has the following service connections

Water- mains

Sewerage- mains

Electricity – mains

Telecoms- Broadband and Wi- fi

BER - C1

VIEWINGS – Strictly by appointment with sole selling agent O'Toole & Co. Please call 098 28000 or email info@tot.ie

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE PORCH:

ENTRANCE HALL:

LIVING ROOM:

DINING ROOM:

KITCHEN:

PLAYROOM:

FIRST FLOOR

LANDING:

MASTER BEDROOM:

ENSUITE BATHROOM:

BEDROOM (2):

BEDROOM (3):

BEDROOM (4):

BATHROOM:

ASKING PRICE €325,000

DIRECTIONS

F23 Y293







