

For
Sale



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BLACKFORT MANOR DEVELOPMENT, CASTLEBAR



BER A2

FEATURES:

- Convenient residential location just 1kms north of Castlebar town centre
- Comprises low density 3 house development (2 x 4 bed semi-detached & 1 x 4 bed detached)
- A2 Rated homes
- All homes finished to a good standard
- Off-street parking and enclosed rear gardens

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

Ideally positioned at the entrance into the established Blackfort Manor Housing development on the Newport Road in Castlebar. This is a mature residential area just 1kms north of Castlebar town centre. Nearby amenities include Schools, Shopping etc.

Castlebar is the County Town of Mayo and has a broad range of large employers which include Mayo University Hospital, ATU Castlebar, Mayo County Council and Baxter. The town also benefits from excellent road connectivity being on the N5, N60, N59, N84 and on main rail service to Dublin. Ireland West Airport is located within 35 minutes.

DESCRIPTION

A high quality new low density housing development of just 3 unique homes. Each built to an exacting standard of traditional rendered concrete block with triple glazed windows under a natural slate roofs.

HOUSES

House 1 – 4 bed Detached two storey extending to 1,351sq.ft
House 2 – 4 Bed Semi-Detached two storey extending to 1,351sq.ft
House 3 - 4 Bed Semi-Detached two storey extending to 1,351sq.ft

SPECIFICATION

- A2 Energy Rated
- 10 Year Home Bond Structural warranty
- Rendered concrete block construction
- Insulated concrete floors to ground floor and timber joist to first floor
- High quality Munster Joinery uPVC double glazed windows with high U Value
- Natural slate roofs
- Maintenance free uPVC soffits, fascias and down pipes
- Off-street parking to front
- Enclosed rear/side gardens
- Air to water heating systems
- Generous allowances for flooring, kitchen etc.
- Landscaped sites and tarmac drives

SERVICES

Each home will be connected to all main services including Sewerage, Water, Electricity and Telecoms

BER - All homes will be built to an A2 Energy Rating



PRICES

House No	House Type	Beds	Size Sq.ft	Plot area	Price
1	Detached	4	1,351		€375,000
2	Semi-Detached	4	1,351		€350,000
3	Semi- Detached	4	1,351		€375,000

All prices inclusive of VAT.

PAYMENTS

Each home can be reserved with a €10,000 deposit. The balance of 10% of the full purchase price will be payable on signing Contracts, with the 90% balance paid on completion.

COMPLETIONS

We expect that each home with be completed by Summer 2024.

FURTHER INFORMATION

Full plans, specification and site visit arranged through sole selling agents. Contact Gerard O'Toole at O'Toole & Co, The Mall, Westport, Co. Mayo (098) 28000 or info@tot.ie

ASKING PRICE – PRICES STARTING AT €350,000





