

For
Sale



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Estate Agents | Auctioneers | Valuation Surveyors

1, ASHFORD PINES, CONG, MAYO



BER A2

€730,000 inclusive of VAT

FEATURES:

- New built home currently under construction
- Located within the exclusive Ashford Pines development which will comprise 12 homes
- Substantial detached 4 bed two storey property of 246 sq.m (2647 sq.ft) on a plot of 0.228 Acres
- Highly energy efficient with A2 Energy Rating
- Built to a very high standard 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

Ashford Pines is conveniently located being just 250 metres from the centre of Cong. The site is opposite the historic Ashford Castle which has long been synonymous with luxury hotel accommodation. Cong village is a small charming village that straddles both County Galway and County Mayo. The village is also uniquely positioned on Lough Corrib offering wonderful fresh water fishing. Excellent fishing is also offered in a number of waterways in the West of Ireland for the fishing enthusiast which include Lough Conn, Lough Mask, The River Corrib and The River Moy.

Amenities within the region include Golf (Ballinrobe, Claremorris, Castlebar, Westport), Fresh water and sea fishing, sailing, surfing, shooting, boating, cycling, horse riding, excellent beaches, hiking and miles of stunning scenery.

Ballinrobe 11kms Galway 42kms, Castlebar 40kms, Knock International Airport 65kms, Dublin 240kms

THE DEVELOPMENT

Ashford Pines is a luxury development of just 12 detached homes and 4 no Apartments all located within an historic woodland setting. Architect designed and carefully planned, each home sits on its own self-contained site. Ashford Pines will be entered via an impressive entrance. All services have been installed to the site and the roads are well advanced. There are presently two houses completed with another two to commence construction shortly.

DESCRIPTION

The subject property is a detached mainly two storey home extending to 246sq.m (2,647sq.ft). Featuring 4 bedrooms, the property will be built and completed to the highest of standards. Once completed it will comprise an entrance hall, open plan kitchen/dining room with sunroom and separate utility, living room, wc, playroom/office and a bedroom with ensuite and dressing room at ground floor level. At first floor there will be 4 bedrooms, 3 of which have ensuite facilities and 2 have walk in wardrobes there will also be a large bathroom on this level.

The Plot size is 925sq.m (0.228 Acres)

FEATURES

- Block built and finish in a mix of render, stone and timber cladding
- A2 Energy rating with high levels of floor, wall and roof insulation
- High quality triple glazing throughout
- Pumped Air to water heating system
- Includes a detached garage
- 4 bedrooms with 3 ensuite bathrooms and 2 walk-in wardrobes
- Tarmac drive
- Landscaped grounds complete with stone built entrance

SERVICES

The property will be connected to all main services to include sewerage, water, electricity and Telecoms



TITLE

The property will be sold with a Freehold title. It is not proposed to have a Management Company.

ASKING PRICE - €730,000 inclusive of VAT

PLANS & DETAILED PARTICULARS

Full House plans and additional information are available on request.

VIEWINGS

Strictly by prior appointment with the sole selling agents, O'Toole & Co.. Contact, Gerard O'Toole (098) 28000 or info@tot.ie

DIRECTIONS

From Ballinrobe, take the R345 towards Ashford, ahead of the entrance for Ashford Castle turn right following onto the R345 and the subject lands are located approximately 300 m on the right hand side. The site entrance is located between the Lynn Medical Centre and Cong National School.





