

For
Sale



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7 MONUMENT VIEW WESTPORT F28 NX49



FEATURES:

- Ideally positioned in Westport town centre
- 3 bed mid-terraced two storey town house extending to 100 sq.m (1,076.39 sq ft)
- Newly fitted double glazed windows throughout
- Electric storage heating
- Excellent condition and being offered fully furnished
- Of interest to owner occupiers and investors

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 and centrally located in Westport town centre. Monument View is located just off High Street and set within a small development of similar town houses. The Greenway is located immediately to the rear of the property.

Westport is a popular coastal town located on the Wild Atlantic Way. Benefitting from excellent road, rail and air access, the town has excellent shopping, bars, restaurants and cafes. Local amenities include Championship Golf. Sailing, Fresh/Salt Water Fishing, Blue Flag Beaches, The Greenway and Westport House Estate.

DESCRIPTION

Comprises a 3 bed mid terraced two storey town house being one of 5 similar houses within a terraced. Constructed about 30 years ago, the property is built of rendered concrete block with new fitted high quality pvc windows all under a tiled roof. Internally, the property has been well maintained and is presented in excellent condition throughout.

FEATURES

- Newly fitted Double Glazed PVC windows throughout
- Small enclosed rear garden with access to the Greenway
- Parking to the front of the property
- Electric Storage heating
- Newly fitted window blinds throughout
- Fully furnished

SERVICES

The property has the following service connections

Sewerage – Mains

Water – Mains

Electricity – Mains

Heating- Electric Storage Heating

BER : B3 100939289

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL:

5.3m x 1.08m

Plastered and painted walls, tiled floor

LIVING ROOM:

3.39m x 3.79m

Plastered and painted walls, new window blind, central light, semi-solid timber floor, solid fuel fireplace with steel surround and marble hearth

HOTPRESS/ UNDER STAIRS STORAGE:

0.79m x 2.87m

Tiled floor, plastered and painted walls



KITCHEN: 5.0m x 3.57m
Shaker-style kitchen with Formica worktop, stainless steel sink, tiled splashback, feature lights to ceiling, plastered and painted walls, tiled floor, door to back garden

FIRST FLOOR

LANDING: 1.81m x 2.18m
Plastered and painted walls, carpeted floor, Velux to ceiling

BEDROOM (1) - MASTER: 4.0m x 3.14m
Plastered and painted walls, carpeted floor, fitted wardrobes

ENSUITE SHOWER ROOM: 2.54m x 0.86m
Newly tiled walls and floor, new electric shower, wc, whb, wall mounted mirror

BATHROOM: 2.65m x 1.29m
Tiled walls, tiled floor, bath with electric shower, glass surround, wc, whb, wall mounted mirror, Velux window

BEDROOM (2): 2.4m x 3.54m
Carpeted floor, fitted wardrobes, plastered and painted walls, new window blind

BEDROOM (3): 2.45m x 3.55m
Carpeted floor, plastered and painted walls, fitted wardrobes

ASKING PRICE: €295,000

DIRECTIONS

F28 NX49







