

For
Sale



O'TOOLE
& CO.

The Mall
Westport
Co. Mayo
F28 T381

T: 098 28000
E: info@tot.ie
W: www.tot.ie
DX: Westport DX53008

Estate Agents | Auctioneers | Valuation Surveyors

2 PEARSE TERRACE, WESTPORT, CO. MAYO F28 HD63



€150,000

FEATURES:

- 3 Bedroom 2 Storey Town House
- Extending to 79.71 sq. m. (858 sq. ft.)
- Conveniently located within walking distance from Westport town centre in a quiet, mature residential development
- Close to the Greenway
- Enclosed garden to the front, side and rear.
- In need of refurbishment

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 subject property is located within the Pearse Terrace which part of what is commonly known as "The Cottages," originally a Local Authority Development dating back over 70 years. This development is located off the Quay Road c 0.5kms west from Westport retail centre and 0.7kms east of Westport Harbour. The Leenane Road (N59) is positioned 100m away. Westport is a popular seaside town positioned on the shores of Clew Bay in west County Mayo.

DESCRIPTION

The property comprises a 3-bed end of terrace house extending 858 sq.ft over ground and first floor. Built by the Local Authority in the 1950s, the property requires complete renovation and comprises; Entrance Hall, Living Room, Dining Room / Kitchen, one bedroom at ground floor and two further bedrooms at first floor with a bathroom. There is a small lean-to extension to the rear.

To the front of the dwelling is an enclosed garden area while to the rear is another garden. This residence would make an ideal starter home or very well located investment property.

Viewing is highly recommended with the Sole Selling Agent.

SERVICES

| | |
|-------------|----------------------------|
| Sewerage | Mains |
| Water | Mains |
| Electricity | Mains |
| Heating | Solid Fuel Central Heating |

BER - G rating 117038638

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE PORCH:

HALLWAY: 0.91m x 1.59m

LIVING ROOM: 2.09m x 3.60m
Fireplace

SITTING ROOM: 3.58m x 3.56m
Stove

KITCHEN/DINER: 6.19m x 1.87m

BATHROOM: 1.83m x 2.21m
Bath, wc, whb

FIRST FLOOR

LANDING: 2.25m x 3.68m

BEDROOM (1): 3.62m x 3.67m

BEDROOM (2): 3.09m x 2.18m

BEDROOM (3): 3.11m x 3.66m

BATHROOM: 5' 6" x 4' 7" (1.67m x 1.40m)
Shower, whb, wc

ASKING PRICE €150,000

DIRECTIONS

From Westport proceed up the Quay Hill, take the turn for Pearse Terrace on your left, this is a one way street, the subject property is at the exit on your right hand side with a For Sale sign.





