

For
Sale



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20 PARADISE FOUND, MULRANNY, WESTPORT

F28 A3Y0



BER D2

€255,000

FEATURES:

- Centrally located in the heart of Mulranny village on the south side of Clew Bay
- Stunning elevated southerly views over Clew Bay and Croagh Patrick
- Attractive 3 bed terraced dormer bungalow extending to c. 78 sq.m (839.58 sq. ft)
- Secured gated holiday home development
- Being sold fully furnished

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

Paradise Found is located in the centre of Mulranny Village on the northern shores of Clew Bay. Mulranny is a charming coastal village which has beautiful 4 star hotel compete with swimming pool, a number of excellent bars, restaurants and cafes all within a short walk of the property. There is also a lovely sandy beach. Mulranny is the gateway to Achill Island and is located 17 kms form Newport and 34kms from Westport. Local amenities include, The Greenway to Achill, Fishing, Sea Swimming, Hiking, Golf at Mulranny Golf Links.

DESCRIPTION

Comprises a 3 bedroom mid- terraced dormer bungalow style residence positioned within a secure gated development. Built about 25 years ago, the property is presented in excellent condition. The views from the property must be seen to be appreciated and can only be described as stunning! Constructed of rendered concrete block, double glazed windows under a tiled pitched roof. Internally, the property is bright, spacious and features a double height space in the living room with mezzanine level master bedroom.

FEATURES

- Secured gated development
- Common areas looked after by Management Company
- On-site car parking
- Fully furnished
- Electric storage heating

SERVICES

The property is connected to the following mains services;

- Sewerage
- Water
- Electricity

MANAGEMENT COMPANY FEES - €1,100 (for 2023)

BER - D2 101069532

TITLE

Unregistered fee simple title subject to a management company and annual service charge of €1,100.

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL:	3.38m x 1.39m Plastered and painted walls, tiled floor
KITCHEN/DINER:	3.66m x 3.56m Kitchen has modern Shaker-style kitchen, Formica worktops, stainless steel sink, tiled splashback, integrated appliances, dining area with maple floor
LIVING ROOM:	4.0m x 3.70m Vaulted timber panelled ceiling with integrated Velux, fireplace, extensive areas of glazing
BEDROOM (1):	3.35m x 2.38m Polished timber floors, fitted wardrobes
BEDROOM (2):	3.0m x 4.0m Polished timber floors, fitted wardrobes, plastered and painted walls
BATHROOM:	1.74m x 1.83m plus 0.9m x 1.5m Recently tiled, electric shower, tiled floor, plastered & painted walls

FIRST FLOOR

BEDROOM (3):	5.24m x 3.28m - Master. Polished timber floors, partially vaulted ceiling, plastered & painted walls, Velux window to ceiling
BATHROOM:	2.7m x 2.15m Bath, tiled surround, wc, whb, overhead shaving light & mirror
LAUNDRY ROOM:	1.5m x 2.34m

ASKING PRICE €255,000

DIRECTIONS

Follow Eircode F28 A3Y0





