

For  
Sale



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Estate Agents | Auctioneers | Valuation Surveyors

# 1 UPPER PADDOCK, WESTPORT F28 T8W8



BER B3

€395,000

## FEATURES:

- Convenient location close to Westport town centre and on the Greenway
- Detached two storey home extending to 187sq.m (2,012 sq.ft)
- Off-street parking and small rear yard
- Connected to all mains services
- Natural slate roof, double glazed and OFCH

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

This property is located in a most convenient location being just 300m east of Westport town centre. The Paddocks is a mature residential location connected to both Horkans Hill and Castlebar Road. The Greenway is in close proximity and offers fully pedestrian access throughout Westport and beyond. The surrounding area comprises of privately owned detached and terraced housing.

Westport is a popular coastal town located on the inner shores of Clew bay in west County Mayo. Long renowned as a visitor centre, Westport is the tourist capital of Mayo and is located along the Wild Atlantic Way. The town has numerous large employers and benefits from excellent road and rail connectivity. Westport and the surrounding area offers an abundance of recreational pursuits including Championship Golf, Fresh and Saltwater Fishing, Sailing, Croagh Patrick, excellent beaches, The Greenway, etc.

## DESCRIPTION

A detached, two storey property extending to 187 sq.m. The property is one of just 3 similar properties in a row. Constructed of a rendered concrete block with part-pointed stone, uPVC windows and doors all under a natural slate roof. To the front of there is off-street parking over a brick paved drive and to the rear there is a small enclosed garden. Internally, the property features polished timber floors throughout.

## FEATURES

- Natural slate pitched roof
- uPVC double glazing throughout
- Off-street parking with cobble lock drive and stone built front wall
- Polished timber floors throughout
- 4 bedrooms with 4 ensuite bathrooms
- Fully fitted kitchen with appliances
- Open fire to living room
- Oil Fired Central Heating

## SERVICES

We understand that the property is connected to all main services including Sewerage, Water and Electricity.

**BER -** B3 1171020022 (138.8 kWh/m<sup>2</sup>/yr)

**TITLE -** Registered Freehold title held within Folio MY51967F

**VIEWINGS -** Strictly by prior appointment through the sole agents O'Toole & Co.. Please contact Gerard O'Toole on 098 28000 or [info@tot.ie](mailto:info@tot.ie)



## ACCOMMODATION COMPRISES:

### GROUND FLOOR

**ENTRANCE HALL:** Spacious, timber stairs with decorative banister and primed wood balustrade, timber floor

**SEPARATE WC:** Under stairs  
Wc & whb, fully tiled walls and floor

**RECEPTION ROOM** Spacious Living Room, Victorian-style cast iron fireplace, metal insert, polished granite hearth, timber floor, bay window

**KITCHEN/DINING** Very spacious, double patio doors to rear, fitted kitchen, terracotta-style tiled floor, with floor and eye level units incorporating a single draining stainless steel sink unit, tiled worktop & splashback, 4 plate electric ceramic hob, single oven with microwave overhead, integrated fridge. Units finished in good quality timber and some decorative stained glass doors on a number of presses, extraction over cooker, recessed eyeball lighting in ceiling over kitchen area and traditional lighting over Dining/Living area, timber flooring

**UTILITY ROOM:** Plumbing for washing machine and dryer fitted overhead, oil-fired Fire Bird boiler, ceramic tiled floor, access to side, uPVC door

### FIRST FLOOR

**LANDING:** Timber floor

**HOTPRESS:** Supreme insulated cylinder, slatted shelving, immersion water heater

**Store Room** Airing Press/Storage Area

**BEDROOM (1):** Back view to Croagh Patrick, medium-sized double room, built-in wardrobes, timber floor

**ENSUITE SHOWER ROOM:** Corner shower unit, wc, whb, fully tiled floor and walls

**BEDROOM (2):** Views to Reek, triple built-in wardrobe, timber floor

**ENSUITE SHOWER ROOM:** Large shower with electric power unit, wc, whb, fully tiled floor and walls

**BEDROOM (3):** Front. Large double room, double built-in wardrobe, timber floor, 2 windows to street

**ENSUITE BATHROOM:** Fully tiled, wc, whb, corner shower unit with electric power unit, large bath with telephone shower attachment



**BEDROOM (4):** Front. Small double, timber floors, built-in wardrobes

**ENSUITE SHOWER ROOM:** Shower, wc, whb

**ASKING PRICE - €395,000**

**DIRECTIONS** Follow Eircode F28 T8W8





