



**TUOHY
O'TOOLE**

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Estate Agents | Auctioneers | Valuation Surveyors

17 CLAREVIEW THE QUAY, WESTPORT

F28 RK46



BER D1



FEATURES:

- 4 Bedroom Two Storey Residence
- Desirable Residential Area
- Convenient Location at The Quay & Overlooking Westport Harbour
- Well Maintained Throughout
- Off-Street Parking to Front
- Small Rear Garden
- Bright Spacious Well Appointed Accommodation

FOR SALE



Tuohy O'Toole 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

No. 17 Clareview is conveniently located at the Quay, approximately 2.7 km west of the town centre of Westport in west Co. Mayo. This is a mature and desirable residential area on an elevated site overlooking Westport Harbour. Clareview is a high quality modern low density development, comprising primarily of two storey and dormer properties. No. 17 Clareview is one of only approximately 8 properties in this low density development.

Local amenities include excellent bars, restaurants and shopping at Westport Harbour, Westport Quay School, access to the Greenway which is only a short distance away and Westport House Estate.

In a wider context, Westport is one of the more popular seaside coastal towns in Ireland, located on the inner shores of Clew Bay and at the foot of Croagh Patrick, it is an attractive planned Georgian town with many fine qualities and is full of artisan food producers, excellent shops, bars and restaurants. Locally there is access to championship golf, sailing, fishing and other water activities in Clew Bay, the Greenway, which runs from Westport Harbour to Achill Island and beyond and miles of sandy beaches.

DESCRIPTION

No 17 Clareview comprises a semi-detached two storey, 4 bedroom house, built approximately 20 years ago. It is built of rendered concrete block under a pitched timber roof with a concrete tile covering. There are uPVC double glazed windows throughout. To the front the property has off street car parking over a tarmac drive and to the rear there is a small enclosed yard/garden.

Internally the property provides bright and spacious well-appointed living accommodation primarily at ground floor, with 4 bedrooms at first floor. There is a fully fitted kitchen and utility room, large living room with a solid fuel stove, and a separate office. The property has oil fired central heating and has recently been redecorated.

Viewing is highly recommended and by appointment with Sole Selling Agents: Tuohy O'Toole

BER RATING

D1 – 106626484

SERVICES

We understand the property is connected to all mains services including water, sewage, electricity and telecoms.

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE PORCH:

1.67m x 1.79m

With tiled floor, double glazed doors through to hallway

INNER HALLWAY:

3.16m x 1.77m

With tiled floor

LIVING ROOM:

4.00m x 5.99m

With floating oak timber floor, fireplace with solid fuel stove, patio doors to rear garden

OFFICE:

4.00m x 2.89m

With semi-solid oak floor

KITCHEN:	2.97m x 4.00m With tiled floor, fitted kitchen with Formica worktop, stainless steel sink, tiled splash back, Slot in Electrolux double oven electric cooker having a 4 ring ceramic hob, extractor hood, Siemen's dishwasher. Fridge freezer
W.C.	1.44m x 1.78m With tiled floor, W.C., wash hand basin
FIRST FLOOR	
STAIRCASE & LANDING	0.95m x 5.40m With carpeted staircase and half landing with polished timber floor,
MASTER BEDROOM:	2.87m x 3.59m With polished timber floor
CLOSET	1.43m x 1.41m With polished timber floor and built in wardrobes
ENSUITE SHOWER ROOM:	1.47m x 2.00m With polished timber floor, corner electric shower, W.C., wash hand basin, wall mounted mirror and shaving light
BATHROOM:	1.97m x 1.96m With polished timber floor, bath, W.C., wash hand basin, tiled surround, wall mounted mirror, overhead shaving light
BEDROOM (2):	2.64m x 3.42m With polished timber floor,
BEDROOM (3):	3.78m x 2.88m With polished timber floor
BEDROOM (4):	3.00m x 2.58m With polished timber floor
ENSUITE SHOWER ROOM:	1.43m x 0.91m With electric shower with tiled surround, polished timber floor, W.C., wash hand basin
HOTPRESS:	1.45m x 1.00m With polished timber floor, shelved
TOTAL FLOOR AREA	136.26 SQ.M (1,466.69 SQ.FT)

ASKING PRICE: €370,000

DIRECTIONS

From Westport, follow the Quay road for approximately 1.4km, at Hoban's Centra Supermarket bear left, follow up hill for approximately 100m and take a sharp right hand turn. Follow this road around, bear left and the property is located towards the end of the Clareview Development on the left hand side, look out for the Tuohy O'Toole sign.



