



**TUOHY
O'TOOLE**

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Estate Agents | Auctioneers | Valuation Surveyors

FORMER GUESTHOUSE AT RIVERBANK, ROSBEG, WESTPORT F28 DY61



BER E2

FEATURES:

- Excellent location and close proximity to both Westport Harbour and Westport Town Centre
- Mature popular residential area
- Substantial property in excess of 3,000 sq. ft.
- Previously used as Guesthouse but offers tremendous potential
- Extensive refurbishment opportunity of interest to either developers or owner/occupiers

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

Riverbank Guesthouse is located in the popular mature residential neighbourhood of Rosbeg, being approximately 1.5 miles west of Westport. Rosbeg can be accessed from the Quay Road via what is commonly known as River Bank Road, or alternatively off the main Louisburgh/Westport Road, known as the West Road. As said, this is a mature residential area with a number of high quality residences within the vicinity. The Westport Harbour, with its many fine bars, restaurants and shops, is located a relatively short distance away and could be walked. Further afield is the town centre of Westport with a host of exceptional business, retail and leisure facilities. Westport is a hugely popular coastal town located on the Atlantic coast of County Mayo. It attracts a huge number of visitors and tourists annually. It benefits from a number of key employers including Allergan Pharmaceuticals, Mayo County Council and Port West, together with excellent road and rail infrastructure. Westport offers a compelling lifestyle appeal with a host of excellent recreational facilities including fishing, sailing, surfing and championship golf.

DESCRIPTION

Riverbank is a well known former licensed Guesthouse, which was extended in 1973 from a two storey period house and which is the front section fronting onto to the main public road. This dates from 1880 and is a stone-built two storey structure with a slate roof. At the western end of the development there is a substantial extension under a flat roof. In total there are upwards of 9 en-suite guest bedrooms and the property was run very successfully as a guest house over a considerable time period. It has been dormant for a number of years and requires extensive refurbishment throughout. This property provides the potential to convert back into a guesthouse or for private domestic purposes or, indeed, alternative uses subject to Planning Permission. The property is being offered for sale on a total site area of 0.18 Hectares (0.44 Acres) with lands to the rear of the property and an additional area of lands on the opposite side of the public road. Full maps are available on request.

SERVICES

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

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE PORCH:	1.54m x 1.86m Tiled floor
KITCHEN:	5.37 m x 3.85 m Lino floor, small fitted kitchen, formica worktop, tiled, splashback, stainless steel sink, solid fuel stove
LIVING ROOM:	2.2m x 3.72m Carpeted floor
UTILITY ROOM:/TOILET	1.79m x 7.05m

BEDROOM 1	3.2 m x 3.44m Carpeted floor
BEDROOM (2):	3.75 m x 2.97m Fitted presses, carpeted floor
BEDROOM (3):	3.93m x 3.19m Fitted wardrobes, sink
DINING ROOM:	3.93m x 7.98m
HALLWAY:	1.81m x 2.02m
LOUNGE:	6.44m x 3.83 m
BEDROOM (4):/STOREROOM	2.72m x 2.02m Vanity unit, carpeted floor
HALLWAY:	3.73m x 1.81m Side entrance hallway into new building, semi solid maple floors, solid concrete staircase with a timber handrail, carpeted covering
FIRST FLOOR	
LANDING:	2.0m x 2.01m Carpeted floor
TOILET	0.89 m x 2.71m wc, whb, lino floor
HALLWAY:	0.85m x 4.01m
BEDROOM (5):	5.87m x 3.76m Large Family bedroom, bright spacious room, carpeted floor
ENSUITE BATHROOM:	1.64m x 2.71m Lino floor, wc, whb, bath & electric shower
BEDROOM (6):	3.24m x 3.01m Carpeted floor
ENSUITE SHOWER ROOM:	1.97m x 1.64m wc, whb, electric shower, half tiled walls, lino floor
BEDROOM (7):	2.69m x 3.80m Carpeted floor

ENSUITE BATHROOM:	1.95m x 1.63m wc, whb, electric shower fully tiled, wall mounted mirror, overhead shaving light, half tiled walls, lino floor
HALLWAY:	13.37m x 0.90m down 3 steps
BEDROOM (8):	3.44m x 3.63m Carpeted floor, fitted vanity unit, small fitted cupboards
BATHROOM:	2.39 m x 1.86m Shower, wc, whb, lino floor
BEDROOM (9):	5.80m x 3.24m Carpeted floor to include ensuite shower room
ENSUITE SHOWER ROOM:	wc, whb, shower, mirror, overhead shaving light
BEDROOM 10	3.34 m x 3.56m to include en-suite, shower, wc, whb
BEDROOM 11	2.86m x 3.34m Carpeted floor, timber panelled ceilings, vanity unit in room to include ensuite shower room, wc, shower

GUIDE PRICE €299,000

There is 3 options available for this property:

Option 1: €299,000 (Property on c.0.16 Ha (c.0.40 Acres)

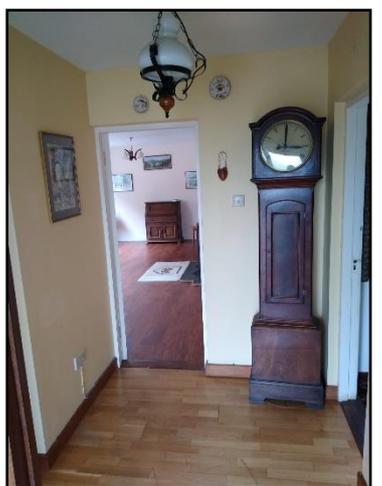
Option 2: €375,000 (Property on c.0.33 Ha (c.0.82 Acres)

Option 3: €330,000 (Property on c.0.21 Ha (c.0.52 Acres)

DIRECTIONS

From Westport the property can be accessed via either the Quay Road which you follow through Westport Harbour continuing on past the Westport Coast Hotel for approximately 400 metres, turning left at the signpost for Ardmore House, continue up this road for approximately 300 metres and the property is on the right hand side. Alternatively, take the main Louisburgh Road for approximately 1 km and turn right at the signpost for Riverbank Guesthouse. Follow that road for approximately ½ km and the property is on the left hand side.



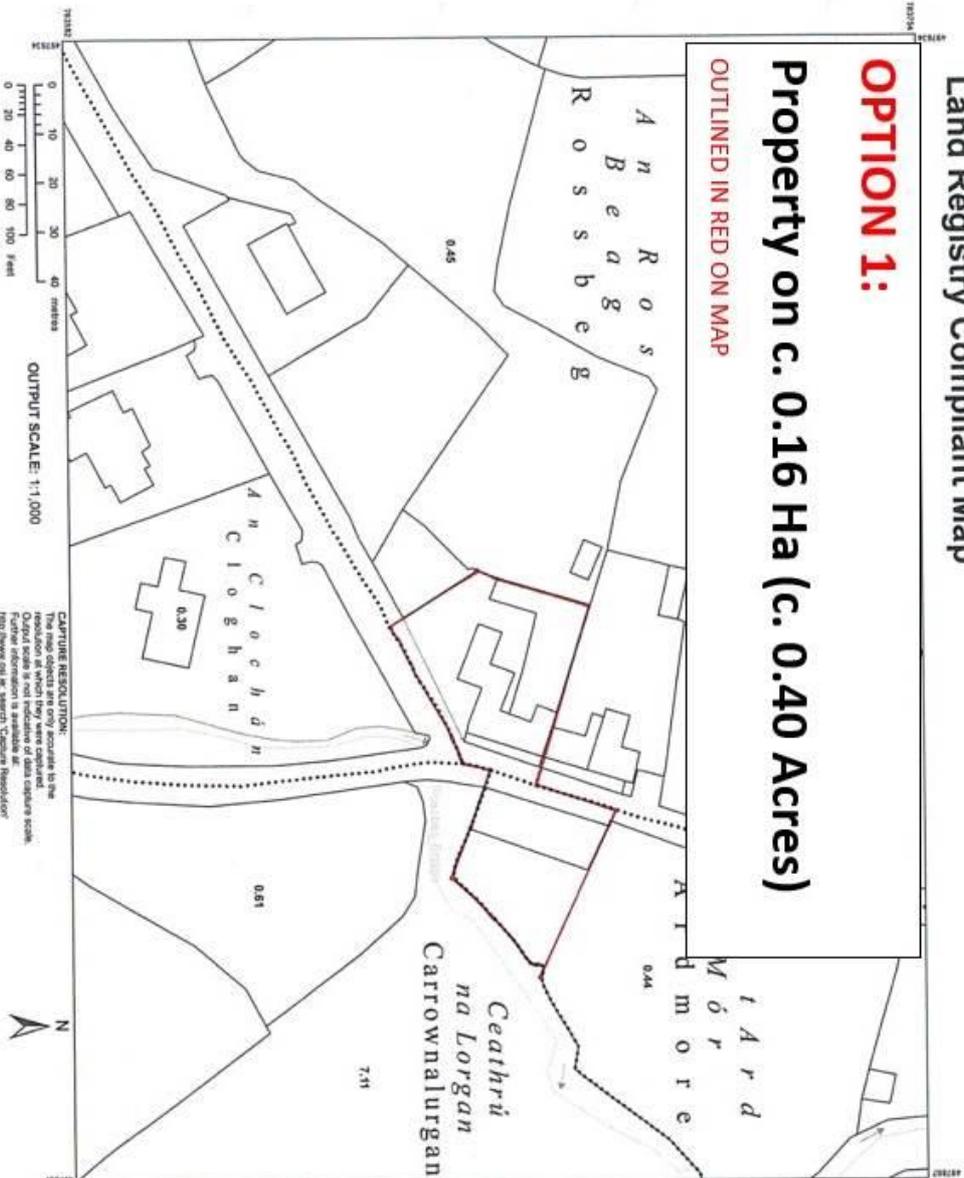


Land Registry Compliant Map

OPTION 1:

Property on c. 0.16 Ha (c. 0.40 Acres)

OUTLINED IN RED ON MAP



Ordnance Survey
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National Mapping Agency

CENTRE COORDINATES:
ITM 497751, 763688

PUBLISHED: 2004/2021
ORDER NO.: 50186532_1

MAP SERIES: 2078-C
MAP SHEETS: 1:2,500

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LEGEND:
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National Large Scale Legend

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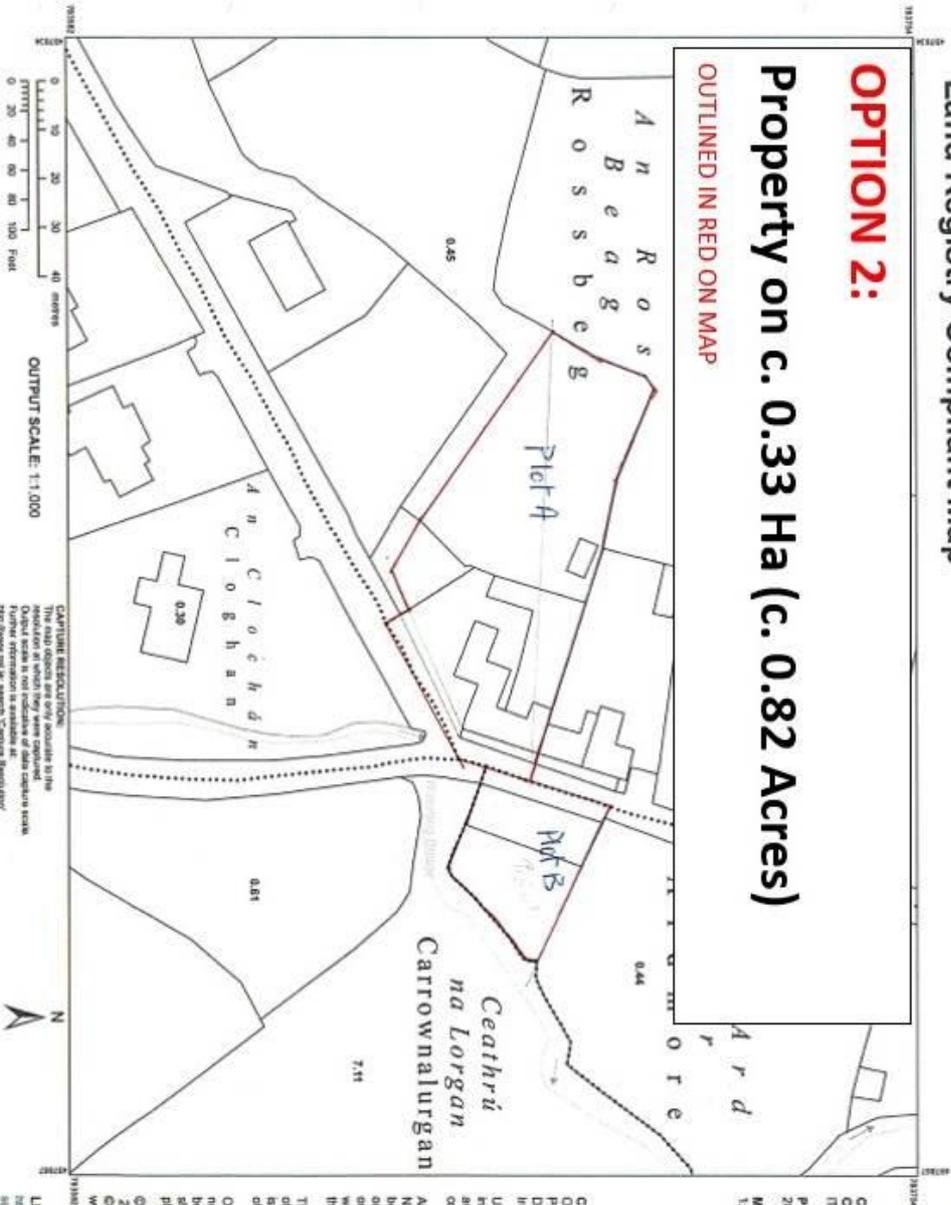
OUTPUT SCALE: 1:1,000

Land Registry Compliant Map

OPTION 2:

Property on c. 0.33 Ha (c. 0.82 Acres)

OUTLINED IN RED ON MAP



Ordnance Survey
OSi
National Mapping Agency

CENTRE COORDINATES:
ITM 497751.735668
PUBLISHED: 2004/07/01
ORDER NO.: 50166552_1
MAP SERIES: 2078-C
MAP SHEETS: 1:2,500

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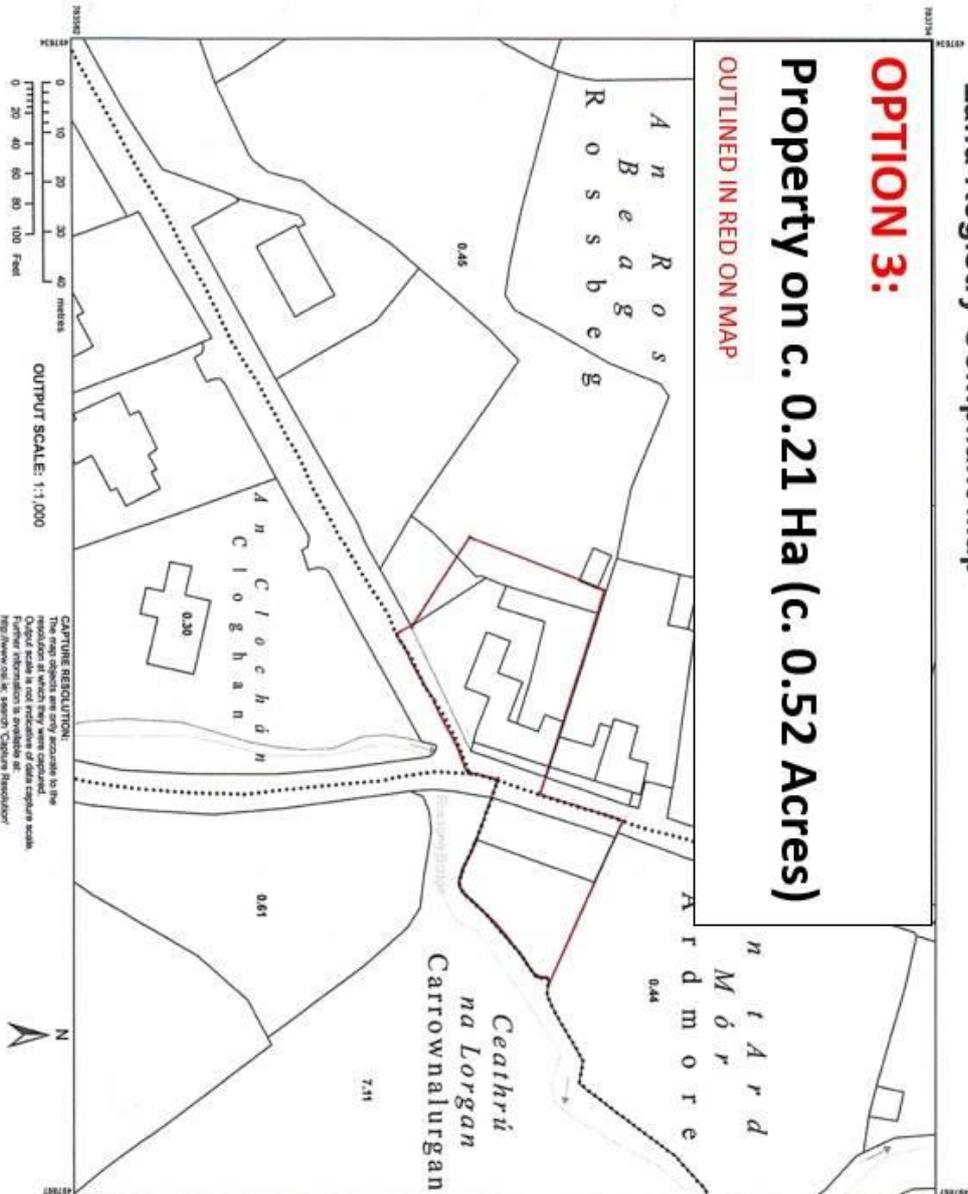
LEGEND:
<http://www.osi.ie>
search 'Large Scale Legend'

Land Registry Compliant Map

OPTION 3:

Property on c. 0.21 Ha (c. 0.52 Acres)

OUTLINED IN RED ON MAP



CAPTURE RESOLUTION:
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National Mapping Agency

CENTRE COORDINATES:
TM 497751,703669
PUBLISHED: ORDER NO.: 200442021 50185592_1
MAP SERIES: MAP SHEETS: 1:2,500 2076.C

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