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Estate Agents | Auctioneers | Valuation Surveyors

26 ASHWOOD GLADE BALLINROBE ROAD, WESTPORT F28 K728



BER C3

FEATURES:

- Walking distance from Westport Town
- Two-bedroom Two Bath Mid-terrace
- Fully furnished
- Well maintained development with landscaped gardens and c. 3 acres of open space
- Gas Fired Central Heating
- Paved low maintenance garden at rear

FOR SALE



PSRA License No. 001318

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. 26 Ashwood Glade is a two-bedroom mid-terrace town house in a quiet cul de sac within the development, located off the Ballinrobe Road, just a short walk from Westport town centre and its many amenities.

Ashwood is a unique woodland development in which over 3 acres have been devoted to open space. The grounds are fully landscaped and well maintained all year round.

DESCRIPTION

Comprising c.70 sqm (750 sq. ft) net accommodation over two floors, this home flows very well and is finished to a high standard.

There is parking available at the front while at the rear of the property is a cobble lock low maintenance enclosed garden.

SERVICES

Mains: Electricity, Water & Sewer

Heating: Gas Fired Central Heating

PROPERTY MANAGEMENT CHARGES: €226 annually

BUILDING ENERGY RATING -C2 114340763

VIEWING

Viewing highly recommended with sole selling agents Tuohy O' Toole 098 28000

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL:

1.78m x 3.3m

With Carpeted flooring

Upvc Front door with side glazed panel

GUEST TOILET

1.17m x 1.73m

with tiled flooring, W.C., wash hand basin, tiled back splash

KITCHEN / DINING ROOM

2.37m x 4.59m

with tiled floor, Stainless steel sink unit with fitted floor and eye level kitchen units, integrated oven, integrated 4 ring ceramic hob, tiled back splash, plumbing for washing machine.

LOUNGE:

4.2m x 3.6m plus 2.3m x 1m

with tiled flooring, tv point, open fireplace with timber surround, granite insert, and hearth fitted with gas fire. French doors leading to the rear garden

FIRST FLOOR

LANDING:	1.86m x 3.08m Carpeted Floor, Attic Access
HOTPRESS:	0.72m x 0.9m Slatted shelving, preinsulated hot water cylinder gas boiler
MASTER BEDROOM:	4.3m x 2.6m with laminate flooring, TV point, French doors leading to balcony
ENSUITE SHOWER ROOM:	1.24m x 1.39m plus 0.8m x 0.8m with tiled floor, W.C., wash hand basin, Mira Elite shower, shaving light
BEDROOM (2):	4.3m x 2.34m with carpeted flooring, tv point
BATHROOM:	1.37m x 1.7m plus 0.89m x 1.3m with tiled floor W.C., wash hand basin with incorporated storage cabinet, bath with overhead shower and tiled surround

ASKING PRICE: €197,500 Fully Furnished

DIRECTIONS

From Westport take the Ballinrobe Road passing the new Tesco Shopping Centre on your left, continue on for approximately 500 metres. Ashwood is the development on the left-hand side. When you turn in bear right and then right No 26 Ashwood glade is on the left.



