



TUOHY  
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Estate Agents | Auctioneers | Valuation Surveyors

# COTTAGE WITH OUTBUILDINGS

On 0.17 Ha (0.419 Acres)

## CUSHINSHEEAUN SHEEAUN, WESTPORT

F28 YX46



**BER** E2

### FEATURES:

- 2 Bedroom Charming Detached Cottage
- 10 min drive from Westport Town
- Set in a Peaceful Rural Setting
- Close to Knockrooskey National School
- Site is 0.17 Ha (0.49 Acres) together with Stone Outbuildings

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

This is a charming detached cottage in a most accessible location only 7km from Westport Town and 5km from the village of Aughagower. The property is set on a site of c.0.17 Ha. (c.0.419 Acres) and can be accessed off the N5 or the Ballinrobe road.

Westport town is just a 10 minute drive away where you can avail of a host of facilities such as Westport House, The Greenway, Westport Golf Club, the bustling Quay area together with restaurants, pubs, cafes and shops to suit all tastes. The property is also close to Knockrooskey National school and Westport County Lodge Hotel.

## DESCRIPTION

The is a traditional 2 bedroom cottage with a rear extension, built a number of years ago. There is also some outbuildings to the north of the site. The property sits on a site of 0.17Ha (0.419 Acres). Internally the residence comprises of Living Room, Kitchen, Large Utility room, two bedrooms a shower room and W.C. The property has a total area of 67 sq.m (165 sq.ft).

### Services:

Sewage: Septic Tank

Water: Mains Cushin Scheme

Heating: Oil Fired central heating

Ber: E2 101794436

## ACCOMMODATION COMPRISES:

### GROUND FLOOR

<b>LIVING ROOM:</b>	3.95m x 3.72m Open fire place, standalone stove, timber mantle, tiled floor
<b>BEDROOM (1):</b>	3.69m x 2.63m Tiled floor, uPVC door and window, attic access, overflow pipe
<b>BEDROOM (2):</b>	2.67m x 3.8m Tiled floor
<b>KITCHEN:</b>	3.98m x 3.75m Tiled floor, stainless steel sink unit, fitted floor and eye level units, electric cooker point
<b>UTILITY ROOM:</b>	2.67m x 3.99m Tiled floor, plumbing for washing machine
<b>SHOWER ROOM:</b>	1.75m x 2.27m Fully tiled, whb with fitted press under, shaving light, window, Mira Sport electric shower, towel hooks, medicine cabinet
<b>TOILET</b>	1.58m x 1.75m Tiled floor, part tiled walls, wc, whb, uPVC window

## OUTBUILDINGS:

**Garage:** 5.8m x 3.23m  
Concrete floor. galvanised roof

**Store 1:** 3.44m x 2.88m  
Concrete floor. galvanised roof

**Store 2:** 3.3m x 5m  
Concrete floor. galvanised roof

**ASKING PRICE €155,000**

## DIRECTIONS

From Westport take the Ballinrobe Road (R330) until you come to Knockrooskey National School, take the next left after the school and continue out this road for 1.2km, the subject property is on your right hand side with a Tuohy O'Toole sign erected herein.



