



**TUOHY  
O'TOOLE**

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Estate Agents | Auctioneers | Valuation Surveyors

# 9 - 10 ASHFORD PINES, CONG, CO. MAYO

## F31 K248



**BER A2**

### FEATURES:

- A stunning new built A2 Rated home of exceptional quality
- Extends to c.3,500sq.ft with large detached garage
- Sale includes a total land holding of 0.32 Hectares(0.79 Acres)
- It has additional FPP for further 4 bed detached home
- Connected to all main services
- Home can be sold as seen with full contents by separate agreement

**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

Ashford Pines is located directly opposite the renowned Ashford Castle in the picturesque village of Cong. Cong borders both Counties Mayo and Galway being located 11kms south of Ballinrobe. Positioned on Lough Corrib, Cong provides shops, Bars Restaurants and Café together with Schools etc. Local amenities include Forest walks, excellent fresh water fishing, stunning countryside etc.

Ballinrobe 11kms, Galway 44kms, Dublin 240kms, Knock Airport 64kms

## THE PROPERTY

A simply stunning newly built 4 bedroom detached two storey property which extends across sites 9 and 10 of the Ashford Pines development in Cong. The overall quality of the property is remarkable and this may be one of the best new homes to ever to come to the market in Co. Mayo. It is evident that everything about the property and grounds is bespoke with every detail carefully considered to provide a home of exceptional quality. Viewing is a must to fully appreciate this home! The entire site has been extensively and professionally landscaped. Externally, a garage complete with shower and toilets has been carefully positioned towards the rear of the site.

The Ashford Homes development will comprise up to 10 detached homes all carefully sighted across the site within a lovely forest setting. There are presently two houses completed with a further 3 under construction. Each home is accessed via shared development road and entrance.

## FEATURES

- A2 Energy Rating (Triple glazing, high levels of insulation, Air To Water Heating system)
- Architect designed home all built under project management supervision
- All interiors by Interior Designer
- Superb light filled open plan family kitchen and dining room
- Handmade kitchen complete with all high end appliances
- Solid oak floors to many rooms
- Monitored alarm stayed and security cameras installed
- Entire site professionally landscaped
- High quality sanitary ware throughout
- High quality light fittings throughout
- Large detached Garage with shower, W.C

## SERVICES

Sewerage	-	Mains
Water	-	Mains
Electricity	-	Mains
Telecoms	-	Not yet broad band enabled
Heating	-	Air to Water
Alarm	-	Yes which is fully net worked with additional on-site security cameras.

## CONTENTS

The entire contents of the property can be purchased by separate agreement. A full and detailed list of contents is available on request.

## SITE

The combined total site area is 0.32 Hectares (0.79 acre). Site 10 has the benefit of full planning permission for a further detached 4 bed home of about 3,500sq.ft

## TITLE

Registered Freehold title held within Folio MY81371F which is site 10 and MY70882F which is site 9.

**BER - A2**

## ACCOMMODATION COMPRISES:

### GROUND FLOOR

<b>ENTRANCE HALL:</b>	2.52m x 8.44m plus 3.61m x 5.03m 2 sections - Solid oak herring bone floor, feature window at end of hallway, painted timber panelling. Custom-made oak staircase with carpet steps
<b>KITCHEN/DINER/LIVING ROOM:</b>	9.66m x 7.58m Open plan – bespoke handmade kitchen with granite work surfaces, fully integrated appliances – AEG double fridge freezer, Caple wine fridge, Neff double oven, Neff dishwasher - substantial island with Belfast sink, large living space with 2 feature bespoke light wells, handmade cabinetry, extensive areas of glazing, wide plank solid oak floor, bespoke lighting, sliding doors to a rear patio
<b>LIVING ROOM (1):</b>	4.0m x 5.13m Wide oak solid plank flooring, Sandstone fireplace, solid fuel inset stove
<b>HALLWAY (2):</b>	1.17m x 4.54m Herringbone flooring
<b>TOILET;</b>	4.6m x 2.74m Fully tiled walls, tiled floor, custom-made vanity unit, spotlights to ceiling, feature bespoke lights to wall
<b>UTILITY ROOM:</b>	2.36m x 1.4m

Extensive fitted full height units, fully integrated appliances – AEG 600 series washing machine, sink with granite work surfaces and splashback

<b>HALLWAY (3):</b>	3.95m x 1.21m Feature doors to either side, herringbone flooring
<b>DEN:</b>	5.26m x 3.44m Wide plank oak floors, recessed spotlights to ceiling, custom-made cabinetry and seating areas, sliding door to patio
<b>BEDROOM (1):</b>	3.07m x 3.85m Wide plank solid oak flooring, fully fitted out walk-in wardrobe
<b>SHOWER ROOM:</b>	1.84m x 2.23m Fully tiled walls and floor, glazed double power shower, wc, whb with hand-made vanity unit, recessed spotlights
<b>FIRST FLOOR</b>	
<b>LANDING:</b>	3.3m x 5.04m Feature light fitting, wide plank oak floor
<b>BEDROOM (2) - MASTER:</b>	5.0m x 6.29m Carpeted floor, wall papered walls
<b>WALK IN WARDROBE:</b>	2.25m x 2.75m Carpeted floor, custom-made wardrobes and storage
<b>ENSUITE SHOWER ROOM:</b>	2.73m x 2.57m Tiled walls, tiled floor, double power shower, whb with custom-made vanity unit, wall mounted lighting
<b>BEDROOM (3):</b>	4.1m x 5.12m Solid timber floor, fully fitted sliding wardrobes
<b>COMMS / STORE ROOM:</b>	1.37m x 2.86m
<b>BATHROOM:</b>	2.87m x 3.45m Fully tiled walls and floor, double power shower, wc, whb with custom-made vanity unit, free-standing bath, recessed spotlights to ceiling, custom-made lights
<b>BEDROOM (4):</b>	3.97m x 3.06m Solid oak floor
<b>WALK IN WARDROBE:</b>	1.58m x 1.8m Custom-made storage space and wardrobes
<b>ENSUITE SHOWER ROOM:</b>	1.83m x 2.23m Tiled walls, tiled floor, double power shower, glassed door, wc, whb with custom-made vanity unit, wall mounted mirror, integrated spot lights to ceiling

<b>TOILET:</b>	2.73m x 1.46m Wc, Whb
<b>WET ROOM:</b>	3.42m x 2.37m Shower with electric shower, tiled floor
<b>GARAGE:</b>	5.03m x 5.76m

**ASKING PRICE €995,000**

## **VIEWINGS AND FURTHER INFORMATION**

Strictly by prior appointment with the sole selling agents Tuohy O'Toole, The Mall, Westport, Co. Mayo. Contact Gerard O'Toole on 098 28000 or [gerard@tot.ie](mailto:gerard@tot.ie)

## **DIRECTIONS** F31 K248























