

For
Sale



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5 COLLEGE VIEW PARK, CASTLEBAR

F23 PX45



BER A2

€420,000

FEATURES:

- Superb modern A2 rated home
- Built just 3 years ago and finished to an exceptionally high standard
- 4 bedrooms and extending to 147.9 sq. m (1592 sq. ft)
- Large rear garden complete with steel shed
- Excellent location just 2 kms west of Castlebar town centre

O' Toole & Co. 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.

PSRA Licence No. 001318

LOCATION

The property is located within the College View Park development which is conveniently positioned just 3.4 kms west of Castlebar. Access is via the Westport Road. The surrounding development is a purpose-built modern estate comprising of semi detached and detached homes.

DESCRIPTION

A superb 4 bed two storey house extending to 1592 sq. ft. . Built just 3 years ago, the owners have finished and maintained the property to a very high standard to provide a home of real quality. A new owner has nothing further to do but move in. Being one of just three similar houses in a small cul de sac, this is a high quality development with extensive green space throughout.

Constructed of rendered concrete block with triple glazed uPVC windows all under a slate roof. There is off street parking to the front of the property and a large enclosed rear garden complete with a steel shed.

FEATURES

- A2 Energy rating with high levels of wall, floor and roof insulation
- Triple glazing
- Efficient air to water heating system
- Fully fitted high quality kitchen with integrated appliances and granite counters
- Large attic accessible via pull down stairs staircase.
- Large rear green and off-street parking to front
- Large steel garage
- Cobble lock patio to rear garden.
- Mix of polished tile and hard wood flooring
- High quality sanitary ware
- Solid oak doors with high quality brushed steel handles
- Beautifully decorated throughout

SERVICES

The property is connected to all main services to include Sewerage, Water, Electricity and Telecoms. There is an Air to Water Heating system.



ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL:	2.35m x 6.1m Polished tiled floors
LIVING ROOM:	4.15m x 6.1m Timber floors, double doors through to kitchen diner,
KITCHEN/DINING ROOM	5.7m x 3.25m Polished floors, double doors to rear garden, high quality painted kitchen with fully integrated high quality appliances. Quartz solid stone surfaces
UTILITY ROOM:	2.4m x 1.7m tiled floors, eye level and floor units with integrated sink, door to rear garden
BEDROOM (1):	3.4m x 3.25m Timber floor
ENSUITE BATHROOM:	1.8m x 2.04m wc, whb, shower, tiled floor
TOILET	1.5m x 2.04m Tiled floors, wc, whb

FIRST FLOOR

LANDING:	2.05m x 6.0m Carpeted floor
BEDROOM (2):	3.4m x 3.95m Timber floor
BEDROOM (3):	3.0m x 4.5m
BEDROOM (4):	3.0m x 4.5m
ENSUITE SHOWER ROOM:	2.05m x 1.85m Tiled floor, shower, wc, whb
BATHROOM:	2.05m x 2.4m wc, whb

ASKING PRICE €420,000

DIRECTIONS

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