

For  
Sale



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Estate Agents | Auctioneers | Valuation Surveyors

# MONEY, CARROWHOLLY, WESTPORT

## F28 RC60



BER B3 €420,000



### FEATURES:

- Located 6.5kms northwest of Westport
- Attractive 4 bed dormer bungalow extending to 227sq.m (2,443sq.ft)
- Site area of 0.24 Hectares (0.59 acres)
- Oil fired central heating and double glazing
- Superb family home in close proximity to Carrowholly National School

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

Located 6.5kms northwest of Westport in Carrowholly. This area is accessed via the Golf Course Road and is located in close proximity to a host of sport clubs and facilities which includes Mayo Sailing Club, Westport Golf Club, Westport United Park and Westport GAA Grounds which is under construction. In addition, Carrowholly National School is located less than 1kms away.

Westport is a thriving seaside town located on Clew Bay and on the Wild Atlantic Way. Synonymous as a tourist and visitor location, it offers an abundance of leisure amenities and is surrounded by stunning scenery. Well served with road and rail and within 40 mins of Ireland West Airport.

## DESCRIPTION

Comprises an attractive and substantial 4 bedroom dormer bungalow. Built about 22 years ago, the property extends to a generous 227sq,m (2,443sq.ft) and is built of rendered concrete block with concrete floors through (ground and first floor) all under a pitched tiled roof. The property sits on a site of 0.24 Hectares (0.59 Acres) with stone built entrance and laws to front and rear. Internally, the home has been well maintained and features a large open plan Kitchen and Dining room and a first living room.

## SERVICES

The property has the following service connections;

Sewerage- Septic Tank

Water- Mains

Electricity- Mains

Heating- Oil Central Heating

## TITLE

The property has a Registered Freehold Title held within Folio MY66017F

**BER -B3 116738543**

**GUIDE PRICE - €420,000**



## ACCOMMODATION COMPRISES:

### GROUND FLOOR

<b>ENTRANCE PORCH:</b>	3.0m x 1.89m Pointed stone floors, featured light fittings, painted rendered walls
<b>ENTRANCE HALL:</b>	5.43m x 3.97m Pointed stone floors, painted rendered walls, feature staircase
<b>BEDROOM (1):</b>	3.47m x 4.08m Plastered and painted walls, painted timber floors
<b>ENSUITE SHOWER ROOM:</b>	1.58m x 2.58m shower, wc, whb painted timber floor
<b>WALK IN WARDROBE</b>	1.72m x 1.40m
<b>BATHROOM:</b>	2.05m x 1.96m Pointed stone floors, electric shower, wc, whb
<b>BEDROOM (2):</b>	3.29m x 4.08m
<b>BACK HALLWAY</b>	1.07m x 3.28m Pointed stone floor, back door to back garden
<b>KITCHEN/UTILITY</b>	3.30m x 2.06m Fitted sink and counter
<b>KITCHEN/DINER</b>	8.56 m x 4.08m Pointed stone floor, fireplace with stove, fitted shaker style kitchen with timber counter, stainless steel sink,

### FIRST FLOOR

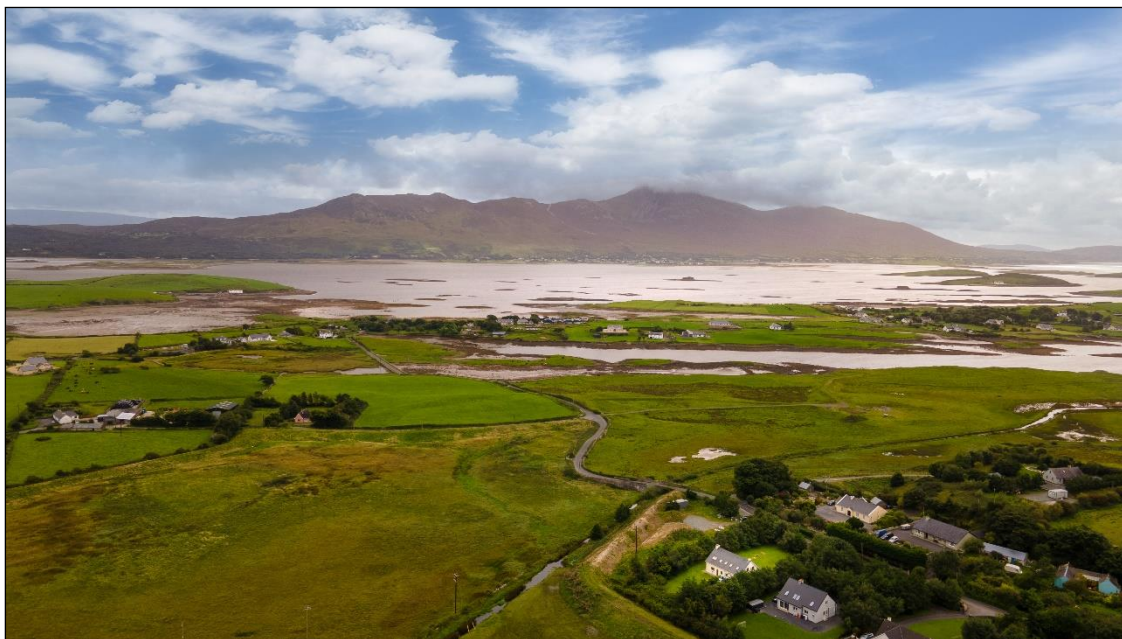
	via a painted timber staircase, its split level on the half landing to the right hand side
<b>LANDING:</b>	1.09m x 6.37m
<b>LIVING ROOM:</b>	21' 11" x 13' 4" (6.68m x 4.06m) Carpeted floor, double Velux, open fire



- LANDING:** 1.07m x 6.39m  
To the left hand side of the half landing
- BEDROOM (3):** 3.11m x 4.07m  
Velux window, polished timber floors
- BEDROOM (4):** 13' 4" x 10' 4" (4.07m x 3.16m)  
Polished timber floors
- LANDING:** 1.09m x 4.48m

## DIRECTIONS

From Westport, take the N59 Newport Road, turn left onto the Golf Course Rd. after 4.2 km turn right, continuing for 350 m taking a left and after 800 m turn right and the house is on the left hand side with For Sale sign thereon.





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