

For
Sale



O'TOOLE
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CASHEL, AYLE, WESTPORT

F28 YX98



BER C3

€230,000

FEATURES:

- Located 9.5kms from Westport and 11.5kms from Castlebar with good road access to both
- Detached 4-bedroom bungalow of 107.92 sq.m (1,162 sq.ft)
- Good condition throughout
- Located on a site of 0.11 Hectares (0.27 Acres)
- Newly installed electric central heating throughout the property

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 between Westport and Castlebar in the rural townland of Cashel, Ayle. This is a quiet area that is serviced with a main public road linking the former N5 Castlebar road to the R330 Westport- Ballinrobe Road. The surrounding area comprises both farmlands and one-off rural houses. The local area is close to the village of Aughagower which has a Hotel and Bar. Knockrooskey National School is located just 3.2kms away. Both Westport and Castlebar offer excellent retail, business and leisure amenities are reachable via a short drive

DESCRIPTION

An attractive 4-bedroom detached bungalow dating from the 1970s. The present owners have lived in the house since and have maintained the property to a good standard. Built of rendered block under a concrete tiled roof. Windows are all double-glazed uPVC.

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL:	4.23m x 1.55m Parquet floor
LIVING ROOM:	3.03m x 3.65m Carpeted floor, open fireplace
KITCHEN/DINER:	3.32m x 7.72m Tiled floor, solid fuel stove, fitted kitchen, Formica worktop, integrated sink, free-standing appliances
BACK HALLWAY/UTILITY:	2.54m x 1.59m Door to rear garden
BEDROOM (1):	2.06m x 4.46m
HALLWAY:	1.06m x 8.09m
BATHROOM:	2.0m x 2.58m Tiled floor, half timber panelled walls, bath, corner electric shower, tiled surround, wc, whb
BEDROOM (2):	2.55m x 6.84m Carpeted floor, sliding wardrobes
ENSUITE SHOWER ROOM:	0.95m x 2.55m Power shower, tiled surround, glass door, tiled floor, half timber panelled walls, tiling to upper walls, wc, whb
BEDROOM (3):	2.54m x 3.57m Carpeted floor, sliding wardrobes
BEDROOM (4):	2.92m x 3.0 Semi-solid wooden floor



SERVICES

The property has the following services:

- Sewerage- On site septic tank
- Water – Mains
- Electricity- Mains
- Telecoms- Fibre broadband (up to 300 mbps)
- Heating – Electric central heating

BER Ber Rating C3: 116601121

TITLE

Registered Freehold title held within Folio MY11540F

VIEWINGS

By prior appointment with the sole selling agents. Contact Tuohy O'Toole (098) 28000 or gerard@tot.ie

ASKING PRICE €230,000

DIRECTIONS

Follow the Eircode F28YX98





