

For
Sale



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GORTNACCLASSAGH, CLOGHER, WESTPORT F28 YC03



BER D2

€250,000

FEATURES:

- Charming, refurbished period cottage
- Located just 6.5kms from Westport set within walled gardens with an orchard.
- Extends to 97 sq m (1,044 sq.ft) on a generous site of 0.21 Hectares (0.51 acres)
- 3 beds, double glazed sash windows, garage, OFCH

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 northeast from Westport off the Fahy road and 13kms from Castlebar. The cottage is set in a rural area of unspoilt farmland and housing. Westport is within a 10 mins drive and offers an abundance of excellent retail, leisure and business facilities. Local amenities include The Greenway, Croagh Patrick, Several Blue flag Beaches, Championship Golf course, Sailing and Fishing. Westport is easily accessible by road, rail or air.

Galway 80kms, Knock airport is a 40 min. drive.

DESCRIPTION

Comprises a two storey, double fronted, detached period cottage of immense charm. Set back from the road, on a generous walled site, with mature trees and a large orchard to the side.

The original property is constructed of solid masonry walls, subsequently extended to the front in mass concrete all under a pitched slate roof. The present owners purchased the property around 2003 and have undertaken various upgrades and refurbishments to the property. As well as redecorating to create a charming timeless interior, the refurbishments include ventilation, insulation and drylining, a new heating system and all new windows & doors throughout.

FEATURES

- Double glazed timber sash windows
- Inset stove to living room
- Original terrazzo floors (as in St Marys Church, Westport)
- New Oil Fired central heating throughout.
- Generous site with a number of mature trees and orchard
- Detached garage with electricity and water connection.

SERVICES

- Sewerage- on site septic tank
- Water- Group water scheme
- Electricity- mains connection
- Telecoms- High speed broadband.
- Heating- Oil fired central heating

VIEWINGS

By appointment with the sole selling agents, O'Toole & Co, The Mall, Westport. Contact us at 098 28000 or info@tot.ie.

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL:	1.6m x 2.62m Plastered and painted walls, terrazzo floor
HALLWAY:	2.63m x 1.39m Timber floor, plastered and painted walls, recessed spotlight
STOREROOM:	1.0m x 1.5m Under stairs
LIVING ROOM:	4.5m x 3.87m Timber panelled ceiling, terrazzo floor, plastered and painted walls, feature period painted cast iron fireplace with inset stove
DINING ROOM:	2.9m x 4.5m Timber floor, painted cast iron fireplace with timber surround
KITCHEN:	2.4m x 2.37m Newly fitted rear kitchen door, painted timber floor, galley-style kitchen with hardwood counter, Belfast sink, fitted shelving, cupboards to one side, large window
STUDY / BEDROOM 3:	2.39m x 1.68m Polished timber floor, plastered and painted walls
STORAGE:	0.72m x 1.53m Terrazzo floor

FIRST FLOOR

LANDING:	3.31m x 2.32m Carpeted floor, plastered and painted walls
HOTPRESS:	
BATHROOM:	2.9m x 2.33m Polished timber floor, timber dado rail, corner bath, wc, whb, corner shower with tiled surround
BEDROOM (1):	4.13m x 4.62m Timber panelled vaulted ceiling, carpeted floor, open fireplace, 2 large windows giving lots of natural light
BEDROOM (2):	2.91m x 4.44m Carpeted floor, timber panelled ceiling

ASKING PRICE €250,000

DIRECTIONS

Follow directions for Eircode F28 YC03













