

For  
Sale



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Estate Agents | Auctioneers | Valuation Surveyors

# 314 HARBOUR MILL, THE QUAY, WESTPORT F28 R096



BER C2

€185,000

## FEATURES:

- Third floor well-presented two bedroom apartment - 58 sq m (629 sq ft)
- Located close to a host of excellent bars, restaurants and retail facilities
- 2 Bedrooms (1 ensuite)
- Good rental potential
- Superb holiday base

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.

## LOCATION

Apartment 314 is located on the third floor at the Harbour Mill overlooking the internal courtyard a luxury two bedroom apartment situate within a uniquely managed complex. This location is adjacent to the Harbour with its host of shops, restaurants, cafés and pubs. Westport House Demesne is just 350 metres from the property offering a host of amenities. In addition, the Quay School is just a 2 minute walk from the apartment, as is the new and very popular dedicated off road greenway walk and cycle lane from the Quay to the town centre and onwards to Achill Island.

The town of Westport is located approximately 1.7km away and boasts a further array of excellent bars, restaurants and wonderful retail facilities. Westport is renowned as a historic heritage town and is arguably one of the more attractive seaside towns in Ireland. Offering excellent outdoor activities, which include: championship golf, fishing, surfing, sailing and hill walking.

The Harbour Mill complex is an Award Winning purpose built apartment complex, developed circa 30 years. Comprising 85 apartments, the property has been built and maintained to a very high standard.

## DESCRIPTION

The property is presented in walk-in condition and comes fully furnished. Providing bright spacious accommodation, this property would make an ideal investment or holiday home in the west of Ireland.

## VIEWINGS

Strictly by appointment with sole selling agents, O'Toole & Co. Please contact us on 098 28000 or [info@tot.ie](mailto:info@tot.ie).

**ANNUAL SERVICE CHARGE -** €2,005

**CAR SPACE -** Dedicated Car Space

**BER - C2 -** 101589307

## ACCOMMODATION COMPRISES:

### THIRD FLOOR

<b>ENTRANCE HALL:</b>	7.55m x 0.90m Timber floor, wall light
<b>BEDROOM (1):</b>	6.21m x 2.69m - 0.21m x 2.56m (Includes ensuite) Timber floor, storage heater, fitted wooden headboard, dresser and wardrobe, telephone point, window to courtyard

**ENSUITE BATHROOM:** Tiled walls, mains shower, wc, whb, fitted marble shelf, large shaving light, heated towel rail

**KITCHEN WITH BREAKFAST AREA :** 5.82m x 3.21m plus 1.99 m x 2.61m  
Timber floor, storage heater, fitted floor and wall units, plumbed for washing machine and dishwasher, integrated Tricity Bendix hob and oven, electric immersion, stainless steel sink unit with splash back tiling, T.V. point.

**BATHROOM:** 2.10m x 1.78m  
Tiled walls, bath with timber panelled surround, mains shower, extractor fan, wc, whb, fitted marble shelf, large shaving light, heated towel rail, wall light.

**BEDROOM (2):** 2.1m x 3.75m  
Timber floor, fitted headboard, dresser, locker and wardrobe, storage heater, window to courtyard, wall light, TV point.

**ASKING PRICE €185,000**

## DIRECTIONS

Follow directions for Eircode F28 R096









