

For
Sale



O'TOOLE
& CO.

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GORTMORE, TOURMAKEADY, CO. MAYO F12 N880



BER C1

€425,000

FEATURES:

- Detached 4 bed bungalow in excellent condition
- Residence extends to 172 sq. m
- Attractive, secluded site sitting on 0.41 hectares (1.013 acres)
- Overlooking the shores of Lough Mask with great views

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

Gortmore is nestled on the shores of Lough Mask, overlooking the scenic vistas of the surrounding waters and Co Mayo countryside.

Nearby towns include Ballinrobe which is a vibrant and bustling town located 25km from the property, offering a comprehensive range of services and amenities including supermarkets, restaurants and sporting facilities. Westport, located 36km from Gortmore, is renowned for its many restaurants, pubs, walking trails, and beautiful beaches. Castlebar is a county town in Mayo, and it is located about 30km from Gortmore.

Lough Mask is famed for its fishing waters, which hold a vast amount of brown trout. The lake hosts a wide range of water sports including kayaking, sailing and paddle boarding. The neighbouring Lough Corrib is the second largest lake in the country and is ideal for boat cruises and angling.

Local school options include Thuar Mhic Éadaigh N.S and Coláiste Muire, with further schooling options available in Ballinrobe and Westport.

Westport train station offers regular services to Dublin while only an hours' drive from the property, Knock West Airport, offers flights to destinations around Europe.

DESCRIPTION

Gortmore is a charming lakefront property which occupies an elevated site, strategically positioned to take full advantage of the views of Lough Mask.

Gortmore briefly comprises of four bedrooms, two reception rooms, four bathrooms and a fully converted attic space which is used for living and bedroom accommodation.

Entering the property through double glass French doors, a hallway provides access to the main living accommodation of the home. The sitting room is situated to the right of the hallway and it enjoys views out over Lough Mask. The sitting room benefits from pitch ceilings and an electric fire fitted in the feature wall. Double glass French doors open to the garden patio area - ideal for warm summer evenings.

The kitchen/ dining room is located opposite the sitting room and features an island unit, panelled ceiling and a Rayburn cooker. The kitchen is well equipped and is fitted with built-in cupboard units and the dining area is surrounded by picture windows offering panoramic views of the lake and surrounding mountains.

The property features two generously proportioned ensuite bedrooms on the ground floor and the master ensuite bedroom boasts a large bathroom fitted with a bathtub and shower unit. A further bedroom, bathroom and utility area complete the ground floor accommodation.



VIEWINGS

Strictly by appointment with Savills Country Agency and O'Toole & Co.

Eircode

F12 N880

BER – C1 117570739

FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale including light fittings, and other removable fittings, although may be available by separate negotiation.

SERVICES

Oil fired central heating

Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

ENTRY & POSSESSION

Entry is by agreement with vacant possession.

OFFERS

Offers may be submitted to the selling agents.

Savills, 33 Molesworth Street, Dublin 2.

Email address: country@savills.ie.

O'Toole & Co. The Mall, Westport, Co. Mayo.

Email address; info@tot.ie

BEST OFFERS DATE

A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.



FINANCIAL GUARANTEE

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

STIPULATIONS

Wayleaves and Rights of Access

The property will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied themselves as to the nature of all such rights and others.

Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

TITLE - Registered Freehold title held within Folio MY17157F

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL:	1.65m x 4.77m Plastered and painted walls, tiled floor, recessed spotlights
LIVING ROOM:	4.28m x 4.08m Soft wood timber floor, extensive glazing, vaulted ceiling with recessed spotlights, raised gas fire
KITCHEN/DINING Room	3.6m x 3.97m Kitchen has tiled floor, solid Shaker-style kitchen, Formica worktops, stainless steel sink, integrated appliances, centre island, oil burning range
CONSERVATORY:	3.4m x 3.45m Vaulted timber panelled ceiling with recessed spotlights, tiled floor, extensive areas of glazing
HALLWAY:	6.72m x 0.91m Tiled floor, plastered and painted walls, recessed spotlights
BEDROOM (1):	3.9m x 4.12m Plastered and painted walls, floating timber floor
EN-SUITE	Tiled floors, tiled walls, pump shower, wc, whb with integrated vanity unit, mirror with overhead shaving light
BEDROOM (2):	3.07m x 3.08m Plastered and painted walls, integrated sink



BEDROOM (3):	4.63m x 3.42m Plastered and painted walls, polished timber floors, recessed spotlights to ceiling
EN-Suite	3.09 m + 1.17 m x 3.02m wc, whb, large Whirlpool corner bath, mirror, overhead shaving light, pumped double shower
UTILITY & HOT PRESS	1.76m x 3.33m
SHOWER ROOM:	3.29m x 1.18m Tiled walls, tiled floor, wc, whb with vanity unit integrated mirror, overhead shaving light, double electric shower
FIRST FLOOR	
LARGE OPEN PLAN LIVING AREA	via a soft wood timber staircase
SHOWER ROOM:	1.81 m x 2.11m Tiled walls, polished timber floor, corner shower, wc, whb, mirror overhead shaving light, integrated Velux to ceiling
BEDROOM (4):	4.61 m x 2.51 m + 2.14 m x 1.44 m

ASKING PRICE €425,000

DIRECTIONS

F12 N880











