

For
Sale



O'TOOLE
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GLOSHPATRICK, MURRISK, WESTPORT F28 E0E8



BER C1

€495,000

FEATURES:

- Stunning Coastal home overlooking Clew Bay
- Located 8.9 km west of Westport, 10.4 km from Louisburgh, close to Croagh Patrick and Bertra Beach
- 3 - 4 Bed, detached property extending to 170 sq m (1,825 sq ft)
- Excellent standard of finish throughout
- Site area of c.0.089 hec (0.22 acres), complete with detached garage and sauna
- 10 minute walk to beach

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

The subject property is located in a most scenic location, 8.9 kms west of Westport, 10.4 km to Louisburgh and close to the foot of Croagh Patrick and the village of Murrisk. This is a coastal area on the south side of Clew Bay, overlooking Bertra peninsula, and a 10 minute walk to the beach. A popular residential location, local amenities within the village of Murrisk include a National School, Croagh Patrick Visitor Centre, Murrisk Abbey, Campbell's Pub, The Tavern Bar & Restaurant, Staunton's Pub in Lecanvey, and Catholic Church.

The popular town of Westport is located within a 10 minute drive and offers an abundance of excellent retail, business and leisure amenities. Long renowned as a visitor location, Westport boasts a number of excellent eateries, cafes, restaurants and bars. Local amenities within Westport and the broad area include championship golf, sailing, fresh and salt water fishing, Westport House estate, a number of blue flag beaches, and the Greenway to Achill Island.

Westport is well connected with road and rail infrastructure, being on the N59, N5 and with a number of daily train services to and from Dublin. Knock Airport, which is growing in terms of its connectivity, is also located within 45 minutes.

DESCRIPTION

The subject property comprises of a 3-4 bedroom detached dormer bungalow constructed approximately 25 years ago, and built of rendered concrete block with mainly double glazed pvc windows under a tiled roof. Positioned on an elevated site, the property affords splendid views over Clew Bay towards Achill Island and to the rear of the Bertra Peninsula. In the same family ownership since its construction, the property has been meticulously maintained and is presented in excellent condition throughout.

Being on a site c. 0.089 hec (0.22 acres), the sale includes a fully detached garage, together with an external Sauna.

FEATURES

- Timber windows on porch and uPVC double glazed windows
- Oil Fired central heating
- Detached garage
- Sauna
- 3 - 4 bedrooms with 3 bathrooms
- Stunning first floor living room with elevated views
- Rear extension offering multitude of uses, including 4th bedroom and/or home office

SERVICES

Sewerage	-	On-site septic tank
Water	-	Mountain supply, but mains water is being provided this year
Electricity	-	Mains
Telecom	-	Mains provider

BER- C1 117477208

VIEWINGS

Strictly by appointment with sole selling agents. Contact Gerard O'Toole – info@tot.ie or Emma Minish O'Toole – emma@tot.ie

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE PORCH:	2.0m x 1.5m Timber panelled ceiling, timber and glazed porch, pine floor
ENTRANCE HALL:	1.17m x 3.6m Plastered and painted walls, timber panelled ceiling, recessed spotlights, semi-solid timber floor
BEDROOM (1):	3.63m x 3.61m Polished timber floor, plastered and painted walls, timber panelled ceiling with recessed spotlights
ENSUITE SHOWER ROOM:	Corner shower, tiled surround, tiled floor, plastered and painted walls, wc, whb, wall mounted light, timber panelled ceiling
BEDROOM (2):	3.63m x 3.6m Plastered and painted walls, timber panelled ceiling with recessed spotlights, polished timber floor
BACK HALLWAY / UTILITY:	2.67m x 0.87m Tiled floor, plastered and painted walls, timber panelled ceiling
BATHROOM:	1.88m x 2.67m Plastered and painted walls, timber panelled ceiling, tiled floor, wc, whb, wall mounted mirror, overhead shaving light, bath, electric shower
KITCHEN / DINING ROOM/LIVING ROOM	5.92m x 6.16m Semi-solid timber floor, solid ash kitchen, Formica worktop, stainless steel sink, integrated 5 ring gas hob with electric oven Plastered and painted walls in living room, timber panelled ceiling with recessed spotlights, solid fuel stove.
OFFICE:	3.02m x 2.65m Plastered and painted wall, timber panelled ceiling, pine floor

LIVING ROOM:

3.33m x 4.26m

Plastered and painted walls, tiled floor, extensive glazing, vaulted timber panelled ceiling, wood burning stove, double doors through to rear courtyard

FIRST FLOOR

LIVING ROOM:

8.51m x 5.95m

Open plan, vaulted ceiling with recessed spotlights, part-timber panelled ceiling with exposed timber beams, carpeted floor, integrated Velux, patio doors through to balcony, feature dormer window with sea views

BEDROOM (3):

3.95m x 3.44m

Master - Plastered and painted walls, recessed spotlights, carpeted floor

ENSUITE BATHROOM:

1.92m x 2.67m

Rubber tiled floor, bath, wc, whb, shower

ASKING PRICE €495,000

DIRECTIONS

Follow directions for Eircode F28 E0E8







