

For  
Sale



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# 'BILBERRY' CLOONKEEN WESTPORT ROAD, CASTLEBAR, F23 FY64



**BER D2** €220,000

## FEATURES:

- Conveniently located c. 6 km from Castlebar town centre
- Attractive 3 Bedroom Bungalow on a 0.45 Acre Site
- Attached Garage, GFCH, double glazing, Solar Panels
- Generally in excellent condition and well cared for
- Extending to 97 sq. m. ( 1,044 sq. ft.)

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

This property is conveniently located approximately 6km west of Castlebar on the old N5 Westport to Castlebar Road, (now the R309) at Cloonkeen. The property is 100 metres north of this road, tucked away on a quiet road with 2-3 other similar houses. This is a pleasant residential rural location, overlooking Castlebar Lough. Westport is 11km and Ballintubber is 12km away.

In a wider context, Castlebar is the business and administrative capital of Co. Mayo with a population of more than 13,000. The town has a broad and diversified employer base which includes Mayo University Hospital, GMIT, Mayo County Council, Baxter. Castlebar benefits from excellent road infrastructure, being on the N5 the N84, N60 and a series of regional roads. Castlebar is also on the main Westport to Dublin railway line with a up to 5 scheduled return services daily.

## DESCRIPTION

An attractive 3 bedroom bungalow which was constructed approximately 40 years ago. Of traditional rendered block construction with plastered and painted finish, all under a tiled roof. The property has been very well-maintained and cared for by the present owners and is presented in good condition throughout. The property features an upgraded gas fired central heating system, double glazed windows and doors, two solar panels to provide hot water. The property has an attached garage which could be integrated into further living accommodation.

Externally, the property sits on a very generous site of c. 0.48 Acres with tarmacadam drive, gated entrance, front and side lawns. There are trees at the entrance for extra privacy but this location is very quiet and peaceful with lovely countryside views, and only 6km from the town of Castlebar.

Viewing is highly recommended by prior appointment.

## SERVICES

The property has the following services:-

Sewerage	-	On-site Septic Tank
Water	-	Mains
Electricity	-	Mains
Heating	-	Gas Fired Central Heating
Telecoms	-	Mains

**BER - D2** (104342563)

## ACCOMMODATION COMPRISES:

<b>PORCH</b>	1.47m x 0.79m Tiled floor, Sliding door
<b>HALLWAY:</b>	1.83m x 3.77m Timber floors, storage cupboard

<b>SITTING ROOM:</b>	4.24m x 3.37m Timber floors, marble fireplace with an open fire.
<b>KITCHEN:</b>	3.74m x 3.30m Tiled floor, plumbed for washing machine and dryer, floor and eye level units, tiled splashback, stainless steel sink.
<b>LIVING ROOM:</b>	4.24m x 4.38m Timber floors, fireplace with stove, two double glazed windows
<b>INNER HALLWAY:</b>	4.80m x 0.978m Carpeted floor, attic access from here
<b>BATHROOM:</b>	1.54m x 3.37m wc, whb, Electric Shower (Mira) fully tiled bathroom with large vanity unit.
<b>BEDROOM (1):</b>	2.41m x 3.26m carpet floor, double glazed windows, built in wardrobe,
<b>BEDROOM (2):</b>	4.08m x 3.27m Laminate timber floors, built in wardrobe
<b>BEDROOM (3):</b>	3.75m x 3.00m Laminate timber floors
<b>INTERNAL GARAGE</b>	6.80m x 3.04m Concrete floor. Double Timber Doors, Plastered walls.

**ASKING PRICE: €220,000**

## **VIEWINGS**

Viewings strictly by appointment – please contact O’Toole & Co. on 098 28000 or info@tot.ie

## **DIRECTIONS**

Follow directions for Eircode F23 FY64





