

For  
Sale



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# GOLF COURSE ROAD, WESTPORT, MAYO F28 TD91



BER C3

€595,000

## FEATURES:

- Spacious 5 -6 Bedroom Residence
- Extending to 203 sq. m (2,184 sq. ft)
- Mature Residential Location just 3.5 kms from Westport
- Large elevated site with views of Westport Golf Club and Croagh Patrick
- Detached Garage

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 residence is located on a spectacular elevated site on the Golf Course Road approximately 3.5 kilometres from the town centre of Westport in Carrowholly within a mature residential area of substantial family homes, and is positioned on an elevated site looking southwards at spectacular views over Westport golf course, Croagh Patrick and the surrounding countryside with Clew Bay in the distance.

The hugely popular coastal town of Westport is located a short drive away. Westport is widely recognised as one of the most charming and best places to live in Ireland. Renowned for its warmth and hospitality the tree lined streets are full of charming restaurants, artisan food producers and bars. Westport and its surrounding areas offers a host of recreational pursuits including championship golf walking cycling or jogging along the designated greenway excellent freshwater and coastal fishing and sailing, indeed many of these pursuits are located close by with Westport Golf Club opposite the property Westport Rugby Club in close proximity and Mayo Sailing Club a short distance away.

## DESCRIPTION

A substantial family home extending to approximately 203 sq. metres (2,184 sq. ft.) well-appointed accommodation over ground and first floor. Accommodation is bright and spacious taking full advantage of light and its spectacular elevated location. Accommodation at ground floor comprises, entrance porch, entrance hall, kitchen/dining room, living room, utility, 2 bedrooms and bathroom, while at first floor there are 3 further bedrooms, two with ensuite shower rooms, office/bedroom 5 with balcony and separate bathroom. The property has been renovated in recent years and works included;

- Pumping of cavity walls with insulation
- 2 New Bathrooms
- New flooring
- Fully Decorated

Externally, the property is positioned on a large site of 0.30 hectares (0.75 acres). Lawned to front with tarmac drive to front, side and rear. Block built detached garage with roller door.

## SERVICES

Electricity	- Mains
Water	- Mains
Sewerage	- On-site septic tank
Heating	- Oil fired radiator central heating
Telecoms	- Available

## VIEWING

Strictly by prior appointment with sole selling agent O' Toole & Co. Contact Gerard O'Toole on [info@tot.ie](mailto:info@tot.ie) or Emma Minish O'Toole on [emma@tot.ie](mailto:emma@tot.ie)



**BER - C3** 111264131 (219.28)

**TITLE** - Registered Freehold title held within Folio MY24336F

## ACCOMMODATION COMPRISES:

### GROUND FLOOR

<b>ENTRANCE PORCH:</b>	2.2m x 1.68m uPVC Front door, tiled floor, coving and ceiling rose, double glazed hard wood door to entrance hall
<b>ENTRANCE HALL:</b>	5.9m x 2.19m Coving and two ceiling roses
<b>LIVING ROOM:</b>	4.9m x 5.1m Laminate timber floor, view towards Croagh Patrick
<b>INNER HALLWAY:</b>	0.9m x 1.84m Coving, laminate timber floor
<b>BEDROOM (1):</b>	3.3m x 4.2m Carpeted floor, fitted wardrobe with mirror
<b>BEDROOM (2):</b>	3.15m x 3.7m Carpeted floor, fitted wardrobes, whb, mirror with light over
<b>BATHROOM:</b>	2.1m x 2.8m Tiled floor and walls, electric shower with glass surround, wc, whb, mirror and light
<b>KITCHEN/DINING :</b>	4.65m x 6.5m Tiled floor, stainless steel sink unit, fitted floor and eye level kitchen units, granite work surfaces, integrated four ring hob, integrated extractor and double oven, spot lights, tiled back splash, decorative coving, sliding door to front.
<b>UTILITY ROOM:</b>	2.4m x 2.68m Tiled floor, plumbing for washing machine, free standing storage units

### FIRST FLOOR

<b>LANDING:</b>	8.3m x 2.1m (including stairwell) plus 1.4m x 2m Polished timber floor, attic access, picture window with views over golf course and Clew Bay
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<b>BEDROOM (3):</b>	4.4m x 3.9m Carpeted floor fitted wardrobe Ensuite: 0.9m x 3.2m Linoleum floor, shower wc, whb
<b>BATHROOM:</b>	2.5m x 1.9m Tiled floor, bath, whb, tiled back splash, mirror, light and wc.
<b>HOTPRESS:</b>	1.3m x 1.5m Pre-insulated hot water cylinder and slatted shelving
<b>OFFICE/BEDROOM (4):</b>	3.5m x 2.45m Wooden floor
<b>OFFICE/ BEDROOM (5):</b>	4.67m x 4.3m Laminate timber floor, decorative coving and ceiling rose, open fireplace fitted with stand-alone solid fuel stove, cast iron inset and timber mantle, tv point, sliding door to balcony, view toward Croagh Patrick and Bay
<b>BEDROOM (6):</b>	4.6m x 4.9m (including Ensuite) Wooden floor, view over golf course fitted wardrobe Ensuite: Shower wc, whb linoleum floor, mirror and light
<b>OUTSIDE</b>	
<b>GARAGE:</b>	4.39m x 3m Concrete floor, roller door,
<b>Boiler House</b>	1.5m x 3m Concrete floor Vortex condenser boiler with Reillo motor

**ASKING PRICE €595,000**

## DIRECTIONS

From Westport take the Newport Road N59 for approximately 1 kilometre turning left onto the Golf Course Road, follow for a further 2.5 kilometres. Passing the entrance for Westport Golf Club take third entrance road on the right and the subject is the third property on the right hand side.













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