

For  
Sale



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Estate Agents | Auctioneers | Valuation Surveyors

# THE OLDE SHOP JAMES STREET, WESTPORT F28 VR83



BER D1

€350,000

## FEATURES:

- 2 bed Townhouse with paved courtyard
- Excellent central location, walking distance to many amenities
- Recently underwent a full renovation, property is in excellent condition
- Versatile property suitable for both residential or commercial purposes
- Gas central heating

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

Positioned in the heart of Westport, directly beside the Octagon, the Olde Shop is a beautifully renovated, mid-terrace townhouse. Westport is a thriving town on the Wild Atlantic Coast of Mayo, well connected with road and rail infrastructure, with Knock Airport being a short 45-minute drive away. The town has a host of excellent bars, restaurants and cafes. Local recreational pursuits include Golf, Fishing, Sailing, and Hiking, with a number of Blue Flag Beaches also located in the surrounding area.

This property is located a short walking distance to a large number of amenities and is placed in one of the most renowned parts of Westport town.

## DESCRIPTION

This property comprises a two storey, two bedroom, fully restored townhouse with a paved courtyard. Features of the residence include an entrance porch, living room with a fireplace, kitchen/ dining room area with courtyard access, two bedrooms and one shower room.

The double-glazed windows in the kitchen, living room and two bedrooms provide the house with fantastic natural light, as well as some views of the heart of Westport. The courtyard area is spacious and fit for a number of purposes. Overall, this property is in excellent condition and available for immediate occupancy.

## FEATURES

- Fully refurbished
- Beautifully decorated throughout
- Hardwood floors
- Attractive front facade
- 2 bed 2 baths
- Gas central heating
- Paved and walled rear courtyard/garden

## SERVICES

The property has the following service connections;

Sewerage	- Mains
Water	- Mains
Gas	- Mains
Electricity	- Mains

**BER - D1** 117614990

## VIEWINGS

By prior appointment with the sole selling agents. Contact O'Toole & Co. (098) 28000 or [info@tot.ie](mailto:info@tot.ie)

## **ACCOMMODATION COMPRISES:**

### **ENTRANCE**

**ENTRANCE PORCH:** 1.14m x 2.01m

**LIVING ROOM:** 6.34m x 3.19m  
Painted and plastered walls, timber floor, double glazed windows, open fireplace

**STORAGE UNDER STAIRS** 1.57m x 0.85m

### **GROUND FLOOR**

**KITCHEN** 3.93m x 3.60m - 2.08m  
Painted and plastered walls, timber floor, two Velux windows, courtyard access

### **FIRST FLOOR**

**LANDING:** 2.89m x 1.90m - 3.16m

**BATHROOM:** 1.47m x 3.02m  
wc, whb, wall mounted light, electric shower

**BEDROOM (1):** 3.71m x 3.47m  
Painted and plastered walls, timber floor, two double glazed windows, fitted closet space

### **SECOND FLOOR**

**LANDING:** 1.28m x 0.89m

**BEDROOM (2):** 6.20m x 3.30m - 2.91m  
Two large Velux windows, two radiators, fitted closet space.

**ASKING PRICE €350,000**

## **DIRECTIONS**

Follow directions for Eircode F28 VR83



