

For
Sale



O'TOOLE
& CO.

The Mall
Westport
Co. Mayo
F28 T381

T: 098 28000
E: info@tot.ie
W: www.tot.ie
DX: Westport DX53008

Estate Agents | Auctioneers | Valuation Surveyors

"THE HAVEN", CARRABAWN, WESTPORT F28 KX45



BER C2

€425,000

FEATURES:

- Superb location just 1.4 kms south of Westport town centre
- Attractive 4 bed detached dormer bungalow extending to 145.65 sq m (1567.76 sq ft)
- Set in lovely mature grounds
- Property is in excellent condition throughout

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

Ideally located just 1.4kms south of Westport. Carrabawn is an attractive mature residential location with access from the N59 Lenane Road. There are a number of private detached houses within the area together with a Filling Station and Convenience shop.

Westport is a charming coastal town located on the Wild Atlantic Way. Blessed with stunning scenery and several excellent beaches, attracting a vast amounts of visitors each year. Westport offers excellent shopping, business and leisure amenities including a great range of Cafes, award winning Restaurants and Bars. Well connected with road, rail and air via Ireland West Airport being about 45 mins away.

DESCRIPTION

Comprises a detached 4 bedroom dormer bungalow built in 1991. Extending to 145.65 sq.m, the property has been carefully built and maintained by the current owners. Constructed of rendered concrete block with recently installed pvc windows all under a tiled roof. The property is entered via a gravel drive (shared with neighbouring property) and has an attractive mature garden to the north and east with a stream running through it.

FEATURES

- 4 bed, 2 bathrooms
- Rendered block construction with pitched tiled roof
- Double glazed uPVC windows replaced in the last few years
- Large bright open plan living/dining room
- A number of recently installed new Velux windows at first floor
- Mature gardens
- OFCH
- Connected to al main services

SERVICES

The property is connected to available mains services including Sewerage, Water and Electricity.

TITLE

Freehold Title held within Folio MY2138F.

There are two properties within a single Folio which will have to be split. There will be registered Right of Way over the shared roadway and an agreement over its future maintenance.

BER - C2 101939304

VIEWINGS

Strictly by prior appointment through the sole selling agents, O'Toole & Co, The Mall, Westport, Co. Mayo. Contact Emma Minish O'Toole or Gerard O'Toole. 9098) 28000 or emma@tot.ie, gerard@tot.ie

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL:	2.14m x 4.11m Plastered and painted walls, polished timber floor
LIVING / DINING ROOM:	4.55m x 7.93m Open plan. Polished timber floor, open fireplace, double doors through to kitchen, double glazed doors to rear patio
KITCHEN:	3.21m x 3.65m Tiled floor, painted Shaker-style kitchen, Formica worktop, tiled splashback, stainless steel sink
UTILITY ROOM:	1.92m x 2.12m Plastered and painted walls, tiled floor, Formica worktop, fitted units, door to back garden
BEDROOM (1):	3.62m x 4.57m Polished timber floor, plastered and painted walls, fitted wardrobes
ENSUITE SHOWER ROOM:	1.17m x 2.11m Double shower, wc, whb, tiled walls and floor,
CONSERVATORY:	3.1m x 2.92m Extensive glazing, vaulted ceiling, polished timber floor, plastered and painted walls, double French doors through to rear garden

FIRST FLOOR

LANDING:	1.1m x 3.06m Plastered and painted walls, floating timber floor
BEDROOM (2):	3.66m x 5.78m Vaulted ceiling, large Velux window, polished timber floor
BEDROOM (3):	2.27m x 3.08m Polished timber floor, plastered and painted walls, vaulted ceiling with large integrated Velux
BATHROOM:	2.0m x 2.26m Part vaulted ceiling with integrated Velux, floating timber floor, wc, whb, tiled walls
BEDROOM (4):	5.8m x 3.61m Polished timber floor, vaulted ceiling, large Velux

ASKING PRICE €425,000

DIRECTIONS

Follow directions for Eircode F28 KX45





