

For
Sale



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FULLY RENOVATED COTTAGE CRANMORE, PARTRY F12 VR04



BER **B2**

€325,000

FEATURES:

- Located on the N84 close to Ballintubber Village
- 14kms south of Castlebar, 14km north of Ballinrobe 21km southeast of Westport
- Close to Lough Carra
- Fully refurbished and extended 3 bedroom cottage - 130 sq m (1,400 sq ft)
- Very high quality finishes 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.

LOCATION

Conveniently located just off the N84 close to the village of Ballintubber. This is a pleasant rural location close the shores of Lough Carra. The excellent retail, business and leisure facilities of Castlebar are located 14kms which is about a 10 min drive. Local amenities include a shop, petrol filling station and café, Ballintubber abbey, local pub and excellent fishing on Lough Carra.

DESCRIPTION

Comprises a fully refurbished and extended detached cottage on a land holding of 0.15 hectares (0.37 Acres). The property has just been extensively renovated throughout over the last 12 months. Extending to about 130 sq m (1,400sq.ft), the property is constructed of rendered block under a slate pitched roof. The property was stripped back to the walls with essentially everything reconstructed from new. A new owner will move into an extremely comfortable well-appointed home with no additional spend.

Viewing is highly recommended to fully appreciate this stunning property.

FEATURES

- 3 beds and 3 bathrooms
- High levels of insulation resulting in a B2 energy rating
- Triple glazing
- Hardwood floors
- Newly fitted kitchen with granite counters and full appliances
- High quality sanitary ware
- Generous site area of 0.15 hectares (0.37 acres)
- Parking to rear and enclosed front garden

SERVICES

The property has the following services

Sewerage	- on site septic tank
Water	- Mains
Electricity	- Mains
Heating	- Air to water underfloor
Telecoms	

BER - B2 117306548

TITLE - Registered Freehold title held within Folio MY25064F

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL:	1.64m x 1.43m
LIVING ROOM:	3.92m x 4.8m plus 3,29m x 3.83m Plastered and painted walls, semi-solid timber floor, electric feature fireplace Double sliding doors through to Kitchen
KITCHEN:	4.42m x 4.32m Shaker-style kitchen, quartz work surfaces, stainless steel sink, integrated microwave, integrated oven, 5 ring electric hob, extractor hood, dishwasher, recessed spotlights to ceiling, tiled floor
UTILITY ROOM:	1.5m x 2.34m Tiled floor, fully shelved
WC:	1.56m x 0.9m Tiled floor, plastered and painted walls, corner sink, wc, wall mounted mirror
HALLWAY:	0.94m x 3.6m
BEDROOM (1):	2.31m x 3.24m Plastered and painted walls, semi-solid timber floor
BEDROOM (2):	2.81m x 3.84m Plastered and painted walls, semi-sold timber floor
BATHROOM:	2.86m x 2.31m Tiled floor, bath with integrated shower, wc, whb, vanity unit with wall mounted mirror overhead, walls finished in micro cement bathroom finish, heated towel rail
BEDROOM (3):	15' 2" x 14' 2" (4.61m x 4.31m) Bedroom has plastered and painted walls, semi-solid timber floor Wardrobe area
ENSUITE SHOWER ROOM:	2.36m x 1.98m Large custom made vanity unit, wall mounted mirror overhead, double shower, heated towel rail, wc, whb, finished in a chrome finish

HOTPRESS:

1.09m x 1.22m

ASKING PRICE €325,000

VIEWINGS

Strictly by prior appointment through the sole selling agents, O'Toole & Co, The Mall, Westport, Co. Mayo (098) 28000 or info@tot.ie

DIRECTIONS

Follow the Eircode F12 VR04







