



Moneen Louisburgh, Mayo

Substantial family residence with detached garage situated on a mature and professional landscaped site located minutes drive from Louisburgh town & Westport. This property brings character and charm with ample well proportioned living space and professional designed and decorated interior with great attention to detail being a priority. Viewing of this property is absolutely necessary and comes very highly recommended to really appreciate the numerous and quality features, this exceptional property has to offer and is strictly by appointment only

Accommodation Entrance Lobby: Carridine flooring, PVC front door, coving on ceiling, stain glass window on door. Hallway: Oak flooring, coving on ceiling, Sitting Room : 21' x 18' Oak Floor, solid fuel stove c/w back boiler, French doors c/w stain glass, T.V. point, Solid Oak internal door, blinds, curtains. Views of Old Head . Kitchen/Dining: 21' x 21' Carridine flooring, integrated oven, cooker, Dishwasher, Fridge Freezer, Oak fitted kitchen units , breakfast counter Dining Room: 21 x 16 Timber featured ceiling, recessed lighting, window blinds, curtains, solid Oak floor, Utility: 12' x 12' Matching fitted units, Downstairs WC: Fully Tiled, WC, WHB, carridine flooring Bedroom 1: 15' x 17': Curtains, window blinds, sliding wardrobes, Bedroom 2: 15' x 17' Curtains, window blinds, sliding wardrobes Hotpress: Fully Shelved Bathroom : 15' x 15' Mira shower, Bath, WC, WHB, shaver light & mirror Bedroom 3 (Master) : Sliding wardrobe, fitted storage over bed, window blinds, curtains En-suite: Shower, Tiled, shaver light, mirror. Bedroom 4: Sliding wardrobes, window blinds, curtains Office : 15' x 8' Bedroom 6: T.V. point En-suite:

BASE INFORMATION:

Rooms	: 8
Bed	: 6

CONVENIENCE: