



Rocklands, Castlebar, F23F827, Mayo

This magnificent family residence located within easy walking distance of the renowned Castlebar Golf Club, situated on a large private & mature site with professionally landscaped gardens, Electrically opened gates, all-round security and intercom system, certainly will attract all house-hunters with a sense of curiosity and anticipation. Superbly & architecturally designed, this property brings a whole meaning to today's lifestyle. With circa 3500 square feet living space, this property is decorated, fitted, maintained, to the highest of standards throughout and has to be seen to be believed. With porcelain tiled floors, Marble Staircase & fireplaces, Coving, 4 En-suite Bedrooms, This property is the most elegant and most exceptional to come on the market in recent times. Needless to say, Viewing is very much recommended to really appreciate this much acclaimed property.

ACCOMMODATION: Entrance Lobby: Georgian style front double doors, Draft proof. Porcelain tiled floor. Entrance Hall: 16'5 x 12'6 Porcelain tiled floor, Marble staircase c/w specially designed handrails, Dining Room: 15' x 17' Walnut flooring, Marble fireplace & mantle c/w gas operated fire, Georgian Windows with sashes. Sitting Room : 15' x 17' Walnut flooring, Black Marble fireplace, Georgian Style windows, T.V. point, Cast iron light fitting. Downstairs WC : 9' x 6' Porcelain Tiled floor to ceiling, shaver light, Oil heated towel rail, Vanity unit. Kitchen/Dining: 30' x 10' Recessed lighting, Ivory fitted units, Integrated American fridge, Belfast sink, Integrated microwave, Dishwasher, oven, Breakfast counter, Solid Oak flooring, door leading to decking area. Utility: Tiled, fitted Ivory units. Recreation Room: 13' x 15' Solid Oak flooring, T.V. point, Oil stove c/w timber surround, Curtain rails. Office: Sash windows, Solid Oak floor, Fully shelved. Landing: Carpet floor, Recessed lights, views of Surrounding countryside. Skylight Bedroom 1: 12' x 14' Solid Oak floor, Walk-in-Wardrobe, En-suite: Tiled floor to ceiling, Oil heated towel rail, Bedroom 2: 9' x 11' Walk-in-wardrobe, T.V. point, Phone point, Bedroom 3: 16' x 15' (Master) Solid Oak floor, panoramic views, Curtail rails, Fitted wardrobes, En-suite: 8' x 8' Tiled floor to ceiling, Jacuzzi Bath, Oil heated towel rail, shaver light, Pump shower, Hotpress: fully shelved & spacious Bedroom 4: 15' x 14' Solid Oak flooring, T.V. point, En-suite: Electric Mira shower, Tiled floor to ceiling, Vanity unit, Gymnasium: 13' x 15' Sash windows Features: · Private Cul-De-Sac location · Professionally Landscaped Mature gardens · Lacken Stoned entrance · Electrically operated entrance gates · High Security Alarm fitted

BASE INFORMATION:

Rooms	: 10
Bed	: 4
Bath	: 4
Living	: 2
Areas	

CONVENIENCE:

General Amenities: Satellite Dish,
Appliance Amenities: Refrigerator, Range/Oven, Dishwasher, Washer/Dryer, Microwave, Freezer,
Exterior Amenities: Exterior Lighting,
Landscape Amenities: Lawn,
Security Amenities: Burglar Alarm,