



Castlebar, Castlebar, Mayo

This newly constructed 4 bedroom, A2 energy rated detached property sitting on a large mature site of circa 1.5 acres located in a picturesque setting, surrounded by the all the natural beauty of the countryside,

Close to the village of Belcarra and not far from the award winning greenway and the town of Castlebar where you can find the beautiful lough lannagh, state of the art of the art sporting facilities, the local theater, museums and the wonderful Castlebar Golf club. This stunning northeast facing property has been constructed to a very high Standard. With an eco friendly design being the main focus, with the objective of lower running cost and future savings. This one of a kind property is architecturally designed with a spacious layout, with a fully energy efficient design, providing an Eco Friendly Air to Water heating system. This property comprises of 4 bedrooms 2 of which are En-Suite , Kitchen/dining, Sitting room, Sunroom Utility and downstairs WC , and a generous block Garage. There is the added option of 1600 sq ft first floor attic conversion

ACCOMMODATION ENTRANCE: 5.5m x 2.35m Painted plastered walls and ceiling. Laminate over concrete floor. Opening to attic with folding attic ladder. ceiling & coving. **SITTING ROOM**: 4.65m x 5.45m Painted plastered walls and ceiling. Laminate over concrete floor. ceiling & coving. **KITCHEN**: 3.90m x 3.60m Painted plastered walls and ceiling. Ceramic porcelain tiling over concrete floor. Ceiling & coving. **DINING AREA**: 4.60m x 5.15m Painted plastered walls and ceiling. Ceramic porcelain tiling. French patio doors to a paved patio area extending to a large double garage with an automatic opening garage door. Ceiling & coving. **SUN ROOM** 3.40 x 5.65m Painted plastered walls and ceiling. Ceramic porcelain tiling over concrete floor. Ceiling & coving. **UTILITY**: 2.50m x 3.70m + 1.15m x 1.45m Painted plastered walls and ceiling. Ceramic porcelain tiling over concrete floor. Ceiling & coving. **WC**: 1.00m x 2.00m Ceramic porcelain tiling over concrete floor. Ceiling & coving. **HALLWAY**: 1.15m x 11.5m Painted plastered walls and ceiling. Laminate over concrete floor. Ceiling & coving. **BEDROOM 1**: 3.90m x 3.55m Painted plastered walls and ceiling. Laminate over concrete floor. Ceiling & coving. **BATHROOM**: 3.00m x 3.90m Painted plastered walls and ceiling. Slipper bath in centre. Large low profile shower tray & tiling. Tile over concrete floor & tile skirting. Tiled floor to ceiling in shower area. Plumbed towel radiator. Ceiling & centrepiece coving. **BEDROOM 2**: 3.90 x 3.55m Painted plastered walls and ceiling. Laminate over concrete floor. Ceiling & coving. **MASTER BEDROOM**: 5.40m x 4.65m Painted plastered walls and ceiling. Laminate over concrete floor. Ceiling & coving. **ENSUITE**: 4.20m x 1.20m Painted plastered walls and ceiling. Low profile shower tray & tiling. Tile over concrete floor & tile skirting. Tiled floor to ceiling in shower area. Plumbed towel radiator. **BEDROOM 4**: 4.20m x 4.00m Painted plastered walls and ceiling. Laminate over concrete floor. Ceiling & coving. **ENSUITE**: 4.20m x 1.20m Painted plastered walls and ceiling. Low profile shower tray & tiling. Tile over concrete floor & tile skirting. Tiled floor to ceiling in shower area. Plumbed towel radiator. **GARAGE**: 9.50m x 6.50m Large open plan garage with automatic garage door **ATTIC**: 6.45m x 18.75m Large open plan attic. Fully Floored. Attractive oak panel doors with raised mouldings are hung throughout the internal area. Outside at front, side and rear is a large private garden with gold leylandii hedging along the front perimeter. The overall accommodation area measures approximately 274.5 square meters (2,953 sq ft). The overall site area measures approximately 0.82 hectares / 2.03 acres. Call Kevin today to arrange a viewing of this spectacular property 086-0540013

BASE INFORMATION:

Rooms	: 7
Bed	: 4
Bath	: 4
Living	: 2
Areas	

LAND INFORMATION:

Square feet : 2953

CONVENIENCE:

Exterior Amenities: Garage,
Landscape Amenities: Lawn,

