



### 39 Rathbawn Road, Castlebar, Mayo

Tastefully presented 3 bedroom detached bungalow occupying a mature site. The property is located on Rathbawn Road in the heart of Castlebar residential district. The home boasts many unique features, including onsite parking and a large rear garden which is not overlooked. Viewing is essential to really appreciate what this exceptional property has to offer and is by appointment only.

Accommodation : Entrance Hall 15 x 16: Bright and spacious with timber floors. Living Room 14 x 14: Open fire place with T.V. point, curtains and timber floors. Kitchen/Dining Room 30 x 14: Open fire, timber and tiled flooring, oak kitchen units and patio doors leading to the mature rear garden. Bedroom 1: 15 x 16: Spacious room with timber floors. Bedroom 2 En Suite 14 x 14: Timber floors and en suite/ wet room. Bedroom 3/ Master Bedroom 17 x 16: Timber floors, T.V. point and en suite/wet room with Mira shower Study Room 10 x 10: Timber floors. Bathroom 12 x 12: WC, WHB, timber tiled floor, shaver light, mirror, bath and shower. Features: Large mature front and rear garden, not overlooked Property walking distance to schools, church & shops Ideal family home Spacious rooms

BASE INFORMATION:	
Rooms	: 7
Bed	: 3
Bath	: 2
CONVENIENCE:	