



## Tobaun, Ballintober, F23 FK71, Mayo

Opportunity to acquire a stunning 1,800 sq ft, 5 bed property, plus a study. It is modern, spacious, beautifully decorated and would make an ideal family home. This property comes to the market with absolutely no expense spared and is in pristine condition and interior designed. Boasting many quality features such as a two steeltech sheds, mature gardens, tarmac driveway and back boiler. This property is ideally located in Tobaun, the Ballyheane area of Castlebar, it is 15 minutes from Westport town and only 1 hour to Galway city. This fine property is a must see and comes highly recommended.

Accommodation Entrance Hall: 24 x 9 Ceramic tile on floor, stain glass on front door Sitting Room: 15 x 14 Pine wooden floor, ivory mantle place with solid fuel stove integrated, patio door, TV point & curtains Kitchen/ Dining: Split level room with ceramic tile on floor, ivory coated fitted kitchen with integrated fridge, oven, gas hob, dish washer, blinds, tiled splash back, wine rack, patio door to rear garden, standing open solid fuel stove with cut stone granite surround. Utility: 21 x 4 Fitted units for storage, laminate floors, plumbed for washing machine and dryer Toilet: With Mira shower, WC, WHB, tiled floor to ceiling Bedroom 1: 15 x 16 Blinds on windows, fitted wardrobe with full length mirror Bedroom 2 & 3: 12 x 13 Laminate floors, curtains, blinds, TV point Bathroom: 12 x 12 Shavers light & mirror, tiled floor to ceiling, Mira shower, heated towel rail, WC, WHB, vanity unit. Master Bedroom with En Suite: 17 x 20 Carpet, his and hers sliding wardrobes with full length mirror, wet room with VC, WHB, shavers light and mirror, pump power shower Bedroom 5: 16 x 17 Fitted wardrobe, timber floor, TV point Features: ¾ acre mature site Two steeltech sheds OFCH Tarmac driveway Recessed lighting Back boiler in stove in sitting room South facing patio area Pump power shower in en suite Hollow core between ground and first floor Filtered drinking water system

### BASE INFORMATION:

Rooms	: 12
Bed	: 4
Bath	: 5

### LAND INFORMATION:

Square feet	: 1800
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### BUILDING INFORMATION:

Number of Floors	: 1
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### CONVENIENCE: