



## 17 Manor Village, Westport Road, Castlebar, Co. Mayo, Castlebar, F23 YV58, Mayo

We are delighted to bring to the market this 4 bedroom detached property. This property is spacious, with a peaceful cul-de-sac location and only a few minutes from Castlebar town. This property is presented to a very high standard and is in turn key condition; the property has a beautiful garden with steps that lead out towards Castlebar town and all the local amenities. Viewing is highly recommended.

The accommodation comprises; Entrance hall; Tiled floor. Sitting room; 3.7m x 4.4m Timber floor. Feature solid fuel stove with back boiler. Kitchen/Dining area; 4.3m x 6.6m Timber floor. fitted units with integrated electric hob and oven. Solid fuel stove in dining area. Spacious Hotpress; Fully shelved. Bedroom (1); 2.6m x 2.5m Carpeted. Built in wardrobes. Bathroom; 2.0m x 2.4m Fully tiled walls and floor. Electric shower over bath. Master Bedroom; 3.6m x 3.45m Timber floor. Fitted sliding wardrobes. En suite; 0.8m x 2.2m Fully tiled walls and floor. Power shower and heated towel rail. Bedroom (3); 2.9m x 3.3m Timber floor. Fitted wardrobes. Bedroom (4); 3.3m x 3.4m Timber floor. Fitted wardrobes. Private south facing garden at the rear. Stira stairs to attic space. Oil fired central heating. Solid fuel central heating (stove with back boiler in Sitting room). Walls have been pumped and further insulation fitted in the attic. BER C2.

### BASE INFORMATION:

Rooms : 4  
Bath : 2

### CONVENIENCE: