



4 The Brambles, Pontoon Road, Castlebar, F23VO28, Mayo

This exceptional residence is new to the market, a stunningly presented 4 bedroom detached property. This 1,800 sq ft masterful property offers a modern spacious design throughout, like no other on the market.

Buyers can enjoy the thoughtfully laid out and tastefully decorated walk in condition of this exquisite property. Primarily open plan this beautiful property consists of an entrance hall, Sitting room, dining room, WC, kitchen, office, TV room, utility, private patio area, First floor bedroom one, bathroom, bedroom two, bedroom 3 & 4. All the rooms in this exquisite property are large and well proportioned. The patio area is private, peaceful and Beautiful. Buyers can enjoy the attractively landscaped garden of this property. The location of this property is in the renowned Brambles estate in Castlebar, walking distance to all local amenities in Castlebar town, it is a very peaceful place to live, and there are many visually pleasing attractions on your doorstep such as lough Lannagh, the famous greenway, and Castlebar golf club. Close to the N5, the hospital and the main shopping areas. There is an array for sporting and leisure facilities such as swimming pool, leisure centre and tennis club. It has the convenience of Knock airport only a 40 minute drive away. We look forward to showing you this absolutely stunning property, to see exactly what it has to offer. Accommodation: Entrance Hall: Maple wood flooring Sitting Room (15x18) Solid wooden maple floor, bay window with blinds, coving surround, open fireplace with stove installed, TV point, double

BASE INFORMATION:

Rooms	: 10
Bed	: 4
Bath	: 3

LAND INFORMATION:

Total acres	: 1800
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CONVENIENCE:

radiator. Dining Room (12x15) Bay window with blinds, double radiator, Coving with surround, solid wooden maple flooring Under stair storage room WC (12x4) WHB Ceramic tiled floor Kitchen (30x16) newly fitted with integrated oven, hob, worktop, fitted storage units, breakfast counter, ceramic tiled floor, plumbed for dishwasher, fridge freezer, window with blinds, curtains on patio doors leading out to the private garden and patio area. Utility: (15x15) Ceramic tiled floor, double radiator, Plumbed for washing machine. TV ROOM: (12X12) window with blinds, double radiator. Office: (12x12) Window with blinds, solid timber flooring, radiator. First floor Stairs and landing: Carpet Bedroom 1: (12x12) Window with blinds, solid wooden floor. Bathroom: (9x9) WCWHB electric shower with roller back door, mirror. Bedroom 2: (12x14), window, fitted wardrobes, Solid wooden flooring TV point, Bedroom 3: (15x15) Solid timber flooring, fitted wardrobes, window, TV point. Master Bedroom 4: (16x16) Walk in wardrobe, Solid timber flooring, window, TV point, En suite. Square footage of the property: 1800 sq ft.