



This exceptional residence is new to the market, a stunningly presented 4 bedroom semi-detached property, Located in a very sought after area in Castlebar ,Sion Hill . This property offers extremely high standards throughout and would make a lovely family home.

Call us today to arrange a viewing 094-9044777 Accommodation: Entrance hall 18 x 5 Carpet, freshly painted. Downstairs toilet Ceramic tile on floor newly painted WC WHP. Sitting room 18 x 17 French doors with curtains laminated flooring, electric fire, and open fireplace with cast-iron surround curtains on window TV points. Kitchen/dining area Ceramic tiling floor newly modernized double radiators patio door to private back garden maintenance free timber shed utility room with tiling floor spacious side door to rear garden call hanger plug points wired and plumbing for washing machine and dryer for stairs and landing as carpet phone point and Internet. Bedroom one 10 x 11 Fitted wardrobe curtains on window carpet on the floor. Master bedroom 15 x 16 Carpet on floor curtains and window TV point and plug points. Ensuite WC WHP shaver's plug and more electric Myra showers all the back doors. Main bathroom 12 x 8 Ceramic tile and floor WC WHP vanity unit, bath tiled floor to ceiling with electric mirror shower. Bedroom three Fitted wardrobe, curtains on window newly carpeted flooring, power points, Bedroom four 12 x 14 Carpet fitted wardrobe, curtains on window, power points. Back garden is maintenance free, private at the back and not overlooked.

#### BASE INFORMATION:

Rooms	: 8
Bed	: 4
Bath	: 2

#### LAND INFORMATION:

Square feet	: 1300
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#### CONVENIENCE: