



"AHERLOW HOUSE" Rocklands, Castlebar, Co.Mayo, Castlebar, Mayo

This magnificent family residence located within easy walking distance of the renowned Castlebar Golf Club, situated on a large private & mature site with professionally landscaped gardens, certainly will attract all house-hunters with a sense of curiosity and anticipation. Superbly & architecturally designed, this property brings a whole meaning to today's lifestyle. With circa 4330 square feet living space, this property is decorated, fitted, maintained, to the highest of standards throughout and has to be seen to be believed. This property is the most elegant and most exceptional to come on the market in recent times. Needless to say, Viewing is very much recommended to really appreciate this much acclaimed property.

Accommodation Details Description: Accommodation Comprises - Entrance Porch - 9'6" x 9'8" Entrance Hall - 18'5" x 12'2" - With feature, Double Leaded Stained glass Pine Doors, coving Living Room - 21'6" x 15'2" - Marble Fireplace, Oak fitted T.V. units with drinks cabinet, Large Bay Window, coving on centrepiece and surround, window blinds and curtains, carpet. Double Doors leading to Dining Room. Family Room - 15' x 14'2" - Carpet curtains, coving blinds, Patio Door to Paved Patio Area. Kitchen - 25'5" x 14'5" - Full range Solid units with Integrated electric appliances. Oil Fired Super Stanley. Patio Door to Patio Area. Dining Room: 16' x 15' Open fireplace with cast iron insert, window blinds, curtains, coving. Utility - 12' x 9'2" - Spacious, Shelved, Tiled floor, Separate Toilet & WHB - Fully tiled walls & floor. Walk In Hotpress. Surgery Room(1) - 13'8" x 13'8" - Walk in wardrobe. Separate Toilet & WHB - Fully Tiled. Room(2) - 13' x 10'6" - With Separate Entrance from Car Port (Side of house). Upstairs Solid Pine Stairs leads to large landing - 18'2" x 18'9" - Carpet, curtains, coving on ceiling and surround. Bedroom(1) - 12'9" x 14'9" - Fitted wardrobes, En Suite - fully tiled with electric shower. Walk In Wardrobe. Bathroom - 10'3" x 14' - Fully tiled walls & floor, Jacuzzi Bath, shower WC, WHB, vanity unit, towel press, heated towel rail. Bedroom(2) - 12' x 14'9" - Fitted wardrobes, carpet, curtains, window blinds, Storage Room - 3'9" x 7'6" Bedroom(3) - 18'2" x 13'9" - Walk in wardrobes, En Suite with electric shower, Fully Tiled Main Bedroom - 19'5" x 14'9" , Fitted Wardrobes, Bay window, curtains En Suite with Electric Shower fully tiled Features: • Tarmac Driveway • Block Garage with separate entrance • Mature front & Rear gardens professionally landscaped • Stanley range cooker & oven with integrated Fridge-Freezer & Dishwasher • Adjacent to Castlebar Golf Club • 4330 sq.ft • Option for Surgery/office space with separate entrance and WC •

BASE INFORMATION:

Rooms	: 13
Bed	: 6
Bath	: 4

LAND INFORMATION:

Square feet	: 4
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CONVENIENCE: