



## 13 Rockvale Rathbawn Rd, Castlebar, Co.Mayo, Castlebar, F23TY83, Mayo

Turn key Finish 3 Bedroom Semi-detached property located in a quiet Residential area of Castlebar town walking distance from the town centre. This property is an ideal first time buyer's home or indeed an excellent investment property. Boasting such features as Double car parking spaces, vehicular access to the rear, paving, attic floored. Solid fuel stove. Viewing of this property comes highly recommended

Accommodation Details Entrance Hall: Oak Timber floor, French door to Kitchen, phone point, bright & spacious, coving. Sitting Room: Carpet flooring, large window overlooking green area, T.V.point, open fireplace with solid fuel stove & timber mantle, window blinds, coving Kitchen: Linotel flooring to kitchen area, mahogany flooring to dining area, Fitted ivory kitchen units c/w integrated oven & hob, splashback tiled, plumbed for dishwasher, Patio door to rear paved yard, CARPET STAIRCASE & LANDING Bathroom: Linotel flooring, WC, WHB, walls tiled, wall mirror, shaver light, WC, WHB, electric shower. Bedroom 1: ( MASTER) Timber floor, fitted wardrobes, window blind, T.V. point, En-suite: Tiled shower unit c/w roll Back Doors, Electric shower, WC, WHB, shaver light, mirror Bedroom 2: Timber Flooring, window blinds, fitted wardrobes, overlooking green area Bedroom 3: Fitted wardrobe, carpet floor Features • End house situated on a corner site • Ideal first time buyer's home • Walking distance from Castlebar town centre • Turn Key Finish. • Paved area front & Rear • Vehicular access to rear of property Attic floor & suitable for conversion

### BASE INFORMATION:

Rooms	: 3
Bed	: 3
Living	: 1
Areas	

### CONVENIENCE: