



### 3 The Willows, Castlebar, F23R580, Mayo

New to the market is this superbly located and spacious four bedroom property, situated in a quiet residential area of Castlebar town and only a few minutes walk from Davitt College, LIDI, and Castlebar town centre. This property is in pristine condition throughout and would be an ideal 1st time buyers home, this property also offers an excellent rental opportunity to the potential purchaser. Accommodation: Entrance Hall: 15 x 6 Sitting Room: 15 x 18 Stove connected to back boiler, TV point, curtains, window, timber flooring, and double door leading out to the kitchen /dining area. Kitchen/Dining: 15 x 20 Splash back tiles, fully fitted kitchen, integrated hob and oven Double window, tiled flooring. Utility: 10 x 8 Ceramic tiled floor, worktop. First floor: Stairs and landing are carpet Bathroom: 12 x 8 WCWHB Bath and shower, shavers light, mirror, glazed window, tiled Walls & floor Bedroom 1: 14 x 14 Curtains, window, carpet flooring, radiator. Bedroom 2: 12 x 12 Window, radiator, Timber flooring. Bedroom 3: 16 x 15 Master bedroom:Timber flooring, radiator, curtains, window, TV point.En-Suite: Fully Tiled floor to ceiling, WC, WHB, electric Myra Shower Bedroom 4: 14 x 14Curtains, window, carpet flooring, radiator. Rear garden:Timber garage with access from the side of the property, overlooking a green area.

#### BASE INFORMATION:

Rooms	: 7
Bed	: 4
Bath	: 2

#### LAND INFORMATION:

Square feet	: 1300
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#### CONVENIENCE: