



### 34 College view, Castlebar, Mayo

Kevin Beirne auctioneers offers an exciting opportunity to acquire a beautiful 3 bedroom terraced property in the highly sought after area of college view.

This wonderful 112 Sqm home is located in the highly regarded area of college view on the Westport Road in a quiet residential area of Castlebar town. Walking distance from Mayo University hospital, the town centre, schools, shops, cafes, sporting facilities. This property comes to the market in pristine condition and would be perfect for a first time buyer, family home or any investor offering a very attractive rental income. Viewing comes highly recommended to really appreciate what this fine property has to offer. Accommodation: Entrance Hall: 21x5, Sitting Room: 15x16 , WC : 7x4, Kitchen/Dining: 18x10 patio doors to private back garden, Stairs and Landing, Master Bedroom with En Suite: 15 x 14 En Suite, Bedroom 2: 10x12 Bedroom 3: 15x14, Main Bathroom: 10 x 9 Shelved hotpress

#### BASE INFORMATION:

Rooms	: 6
Bed	: 3
Bath	: 2

#### LAND INFORMATION:

Square feet	: 1200
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#### CONVENIENCE: