



## 1 "The Dunes" Thornhill, Murrisk, Westport, F28A248, Mayo

Kevin Beirne Auctioneers are delighted to bring to the market Number 1 The Dunes, located in the stunning area of Murrisk just outside Westport Co Mayo. This property is within walking distance to the breathtaking Bertra beach, and is only a 10 minutes drive to Westport town.

The house provides spectacular views of Croagh Patrick right on its doors step, sitting in in an exclusive development of just 4 homes, this property offers peace, pure beauty and tranquility in one of the most beautiful and sought after areas in Ireland. This pristine 1280 sq feet property consists of an open plan living room with a double height kitchen dining area, bedroom one, utility, main bathroom on the ground floor . The 1st floor provides two double en suite bedrooms. This home has a very large and fully secured play area around the house, making it the perfect family home or holiday retreat. The property is in excellent condition throughout and is currently being repainted and a brand new patio area is being installed. The house comes with a 25% share in an adjoining field where a viewing and seating area is currently being installed to enjoy spectacular views over Bertra strand and Croagh Patrick. The house also adjoins the route for the greenway from Westport to Bertra providing a safe cycle and walking environment to both. This property must be viewed to see exactly what it has to offer. BER: C3 Accommodation Entrance hall, Open plane sitting room 7 x 4.21 Timber flooring, large stove, window, blinds, two radiator, large living space, double sliding g doors to a private patio area and stunning views overlooking Croagh Patrick. Bedroom one 2.87 x 3.16 Carpet flooring, built in wardrobe, two windows, radiator, blinds. Kitchen/dining room 6.26 x 3.21 timber flooring, four windows and a large sky light, high wooden ceiling feature, fully fitted kitchen, two entrances to the sitting room. Utility 5.71 x 3.06 Plumbed for washing machine and dryer, tiled flooring, work top, storage and side door. Main bathroom 1.33 x 2.99 glazed window, toilet, sink, shower, radiator, tiled flooring. Shelved hot press. Large front, rear and back garden. Land and stairs carpeted. Bedroom two 3.12 x 4.79 Carpet, window, blinds, radiator. En suite 1.67 x 3.06 Timber floor, tiled walls, large sky light, sink, toilet, shower, mirror. Bedroom three 2.86 x 4.8 Carpet flooring, two windows, blinds, built in wardrobe, radiator, attic access. En suite 1.67 x 2.86 Timber floor, tiled walls, large sky light, sink, toilet, shower, mirror.

### BASE INFORMATION:

Rooms	: 8
Bed	: 3
Bath	: 3

### LAND INFORMATION:

Square feet	: 1280
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### CONVENIENCE: