



5 College view place, Castlebar, F23KF70, Mayo

New to the Market a stunningly presented 4 bedroom detached property, in the highly regarded area of College view.

This "A" rated property offers a sense of elegance and luxury from the moment you open the door, In this pristine property you can see this house manages to create a grand sense of space and opulence with its stunning décor throughout. Buyers can enjoy the well designed, thoughtfully laid out, walk in condition of this property. The accommodation includes: On the ground floor, A large entrance hall, sitting room, downstairs en suite bedroom, open plan kitchen and dining room, utility, double patio doors leading you out to a large south facing garden, The first floor consists of 3 spacious double bedrooms, the master en-suite, main bathroom, landing and storage unit. Features include: Under floor heating, modern features throughout, south facing garden, air to water heating system, eco-friendly, low energy bills. 2 car parking spaces, modern design, outstanding condition throughout. The location of this property is in a very sought after and desirable location, Close to all local amenities, it is a popular location but also a very peaceful place to live, There are many visually pleasing attractions on your doorstep such as Lough Lannagh, Tennis club the famous greenway, Castlebar golf club. Close to the N5, the hospital, GMIT and the main shopping areas, cafes and restaurants. There is also a state of the art sporting and leisure facilities near college view such as the new swimming pool. College view has the convenience of Knock airport only a 40 minute drive away. It is also within a 15 minute drive to the wild athletic way and Westport town offering some of the best blue flag beaches in Ireland.

Accommodation: Entrance Hall: 21 x 10 under stair storage option Sitting Room: 15 x 21 large window with blinds, timber flooring, double doors to the dining room and kitchen Bedroom 1 en-suite: 12 x 21 carpeted flooring, window, underfloor heating. WC WHB 10 x 8 Wheelchair accessible Toilet Dining Room/ kitchen open plan 18 x 22 Kitchen: Fully fitted modern kitchen with integrated oven, cooker, worktop, double sink, fitted storage units and island. Large triple glazed windows and patio doors for lots of natural light, overlooking the private back garden. Utility: 10 x 7 Tiled floor, plumbed, fitted storage units, worktop back door to back garden Stairs and landing carpeted Bedroom 2: 12 x 21 Carpet flooring, window with blinds, built in sliding wardrobe with mirror. Bedroom 3: Carpet flooring, window with blinds, storage units. Bedroom 4: master, Carpet flooring, window with blinds. (En suite) 15 x 12 tiled floor to ceiling, modern mirror, shower, sink, toilet. Bathroom 9 x 8 fully tiled, shower and bath, modern mirror and lighting. Large private south facing back garden. Square footage of the property: 1590 sq ft. Floor plan on request. We look forward to showing you this wonderful property, to see exactly what it has to offer.

BASE INFORMATION:

Rooms	: 8
Bed	: 4
Bath	: 3

LAND INFORMATION:

Square feet	: 1590
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CONVENIENCE: