



## 35 Fairways, Castlebar, F23AK31, Mayo

Kevin Beirne auctioneers are delighted to offer this outstandingly impressive newly refurbished 3 bedroom detached home to the market. This property is conveniently located in the Fairway Estate in Castlebar town, Co Mayo only a few moment away from all local amenities.

BER: B3 This property is like no other on the market with its ultra-modern features such as LED lights in every single room, 10 mm high quality laminated timber flooring throughout the property, modern island with breakfast bar, wireless hob, side sliding storage, water filter system, Smart control for 3 zones, RFIP 100 device connection system, extra power points in all rooms, sound proof roof insulation downstairs, new boiler, new 250 liter cylinder that can be converted to a solar energy system, new radiators, new pressure system, new pump system moved from inside of the property to the shed outside, a converted, floored attic with stira stairs, all bedrooms have USB ports either side of the bed and touch control reading lights. Upstairs has a smart water and heating control system. All the bathrooms have state of the art, high quality, finishes, tiled floor to ceiling, large mirrors with framed LED lights, built in shelves with LED lighting, beautiful double sinks, heated towel rails, new bath, both bathrooms are ultra-modern slightly elevated wet rooms with insulated walls, both bathrooms have floating toilets. The en suite has a large rain water feature shower head and an in shower digital temperature control system. With stunning attention to detail throughout, this property must be viewed to appreciate the extremely high standards and state of the art features it offers the buyer. This stylish home consists of an entrance hall, sitting room, kitchen/dining room, double doors to the large back garden, utility, WC, side door to access the private garden, under stair storage, the 1st floor offers 3 bedrooms 1 en suite and a main bathroom

### BASE INFORMATION:

Rooms	: 6
Bed	: 3
Bath	: 3

### LAND INFORMATION:

Square feet	: 1162
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### CONVENIENCE:

and a floored attic. Entrance hall: 4.42m x 1.85m High quality laminate flooring, under stair storage, new large radiator, Smart control for 3 zones, RFIP 100 device connection system  
Sitting room: 4.61 x 3.6 large window with curtains, additional power points, TV wall stand, open fire, high quality laminate flooring, new large radiator, open plan to the state of the art kitchen and dining room.  
Kitchen/Dining room: 4.97m x 4.47m Open plan, modern fitted kitchen units, island, unit with breakfast bar, wireless hob, genius side sliding storage, high quality tiled flooring, LED lighting, new water filter system, double sink, gorgeous grey and white décor, sound proof, smart control for 3 zones, the stunning kitchen also has the appliances hidden eg large fridge, large freezer, dishwasher in a style and seamless way. The dining room offers a calm space with offering modern lighting, table, chairs, and new large radiator. Double doors leading out to the well maintained large and private back garden with a Shed that has a membrane roof, which is a water proofed very high quality material.  
Utility: 2.32m x 1.79m Plumbed for washing machine and dryer, worktop, tiled flooring, storage unit, WC tiled floor, sink, toilet, glazed window, and door to access the large back garden. Timber stairs and high quality laminated flooring on the landing and a smart control system on the wall.  
Main Bathroom: 2.39m x 1.83m Extremely high quality with modern features, tiled floor to ceiling, large mirror with a framed LED light, built in shelves with LED lighting, double sinks, heated towel rails, new bath, slightly elevated wet room with insulated walls, floating toilet, storage units under sink, beautiful design.  
Bedroom one: 3.45m x 3.24m, Window with curtains overlooking the back garden, new radiator, 10mm high quality laminated flooring, reading lights with touch control, USB ports either side of the bed, built in wardrobe.  
Attic: Floored, with lighting and stairs access, amazing amount of extra space.  
Bedroom two: Master en suite: 5.28m x 2.77m this room offers a scene of luxury elegance with many modern features such as, new built in wardrobe with floor to ceiling mirror, TV point in the middle of the unit, feature wall, new radiator, 10mm high quality laminated flooring, window with curtains, reading lights with touch control, USB ports either side of the bed, En suite: This master en suite is truly exquisite offering luxury features such as a large rain water feature shower head with an in shower digital temperature control system, large drainage tray. Large circle mirror, framed with a LED light and a touch control button, large stylish sink and storage unit, tiled floor to ceiling, glazed window, heated towel rail, slightly elevated wet room, insulated walls and a floating toilet.  
Bedroom three: 2.86m x 2.26m New radiator, 10mm high quality laminated flooring, window with curtains, floor to ceiling built in shelving unit with LED lights. The shed roof has been updated with membrane a very high quality water proof material. This property offers exceptionally high standards throughout, a viewing comes highly recommend.  
Viewings by appointment only. Call us today on 094-9044777