



## **2 Creggaun, Carrowbaun,, Westport, F28XW18, Mayo**

Kevin Beirne auctioneers are delighted to bring to the market this outstanding 4 bedroom detached 2,000 sq ft property to the market.

The location of this property is simply superb offering the serenity of the countryside while all local amenities are available only 1.5 miles away in the popular and highly sought after town of Westport. The condition of the property is immaculate the front and back gardens are in absolutely pristine condition. Sitting on a ½ on acres site this property offers the buyer features such as extremely well-manicured front and back garden, alarm system, block garage. This property must be viewed to appreciate the beautiful exterior and exquisite exterior of this home. BER: C1 Accommodation consists of: Entrance hall: Ceramic tile on hallway floor Sitting room: 16 x 18 Open fireplace coving on centre and surround, oak timber flooring. WC: Tiled floor to ceiling, toilet with wet room, electric Myra shower, vanity unit and mirror WCW HP. Storage room under the stairs. Kitchen/ dining area: 30 x 12 Ceramic tiles on the floor, fitted oak kitchen, splashback tiles electric hob and oven. Sunroom: fuel stove. Utility: Shelved, worktop, plumbed for washer and dryer. Bedroom one: 15 x 16 Solid oak timber floors, walk-in wardrobe Velux window. Bathroom: Corner bath, electric Myra shower, Velux window and a vanity unit, WC WHB, tiled floor to ceiling and recess lighting in the ceiling. Bedroom two: 15 x 16 oak timber floor TV Hot press fully shelved and spacious. Stairs and landing carpet. Bedroom three: 16 x 16 Master bedroom, timber floor corner TV unit. En suite, Roller back shower door WC WHP vanity unit. Bedroom four: 15 x 18 Fitted wardrobe, oak timber floor, curtains and window TV unit.

### **BASE INFORMATION:**

Rooms	: 8
Bed	: 4
Bath	: 3

### **LAND INFORMATION:**

Square feet	: 2000
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### **CONVENIENCE:**