



13 Summerfield, Castlebar, F23WF22 , Mayo

Kevin Beirne auctioneers are delighted to bring this exceptional 4 bedroom semi-detached residence to the market.

This attractive development is located in a very sought after area in Summerfield, Castlebar, number 13 is close to schools and all local amenities. This property offers extremely high standards throughout and would make a lovely family home. Constructed in 2000, buyers can enjoy the polished, well designed, and thoughtfully laid out, walk in condition of this property. Tastefully decorated throughout and includes many fantastic additional features such as a modern fully fitted kitchen, new flooring downstairs, All doors soft close, large sliding doors to the private, manicured patio area and a Steel tec shed. All the rooms in this outstanding property are large and well proportioned. The back garden is spacious, not overlooked and in immaculate condition which provides a private and tranquil place to relax. The front of the property offers a tarmac driveway and ample parking. This property also offers the best broadband connection in Co Mayo. Located in a very enviable, desirable and family friendly area, This property is close to all local amenities it is a 10 minute walk to town centre, a 2 minute walk to the Greenway, it is close to schools/hospital and local amenities and has many visually pleasing attractions close by such as lough Lannagh, Castlebar golf club. Close to the N5, the hospital, schools, sporting facilities and the main shopping areas. We look forward to showing you this beautiful property, to see exactly what it has to offer. BER: C3 Accommodation consists of: An Entrance hall: timber floor, storage room under stairs,

BASE INFORMATION:

Rooms	: 10
Bed	: 4
Bath	: 3

LAND INFORMATION:

Square feet	: 1195
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CONVENIENCE:

toilet tiled floor to ceiling WCW HB. Sitting room: 18 x 12 timber flooring, curtains and blinds on window, open fireplace with cast-iron inset, TV point, double radiator. Kitchen dining area: 12 x 20 timber flooring, modern fitted ivory color kitchen units with integrated oven hob, cooker and Whirlpool large fridge freezer, Lights on kicker, induction hob, charcoal fan, 2 nordde mende ovens, separate pantry and 2 tiered rotating rack in Corner press, blinds on window, double patio doors opening out a private mature back garden with a manicured patio area Newly refurbished kitchen Utility: large with extra storage, laminated flooring, work top counter, plumbed for washing machine, dryer and dishwasher. First floor: stairs and landing carpeted, hot press, fully Shelved, plenty of storage space. Bedroom one: 12 x 12 blinds and curtains on window carpet flooring. Main bathroom: 10 x 10, Newly refurbished bathroom ,tiled floor to ceiling, WCWHB, large shower tray, with electric Mira shower., contemporary single panel radiator, round LED Mirror with touch sensor, Bedroom two: 12 x 13 fitted wardrobe, carpet flooring, blinds and curtains on window. Bedroom three: 15 x 12 fitted wardrobe, carpet flooring, and curtains on window. Bedroom 4 : Master bedroom with ensuite 18 x 16 carpet flooring, TV point, fitted wardrobe , blinds and curtains on window ,ensuite tiled floor to ceiling, shower with roller back door. Attic space for storage purposes. Garden: Newly refurbished garden with a large Indian sandstone patio, garden shed, secure side gate, and secure fencing with no houses overlooking property.