



## 22 Victoria Place, Castlebar, Mayo

This attractive residence is new to the market, a stunningly presented c 1,150 sq ft Three bedroom semi-detached property, Located in a quiet, sought after area of Victoria Place Castlebar. Constructed in 2002, this property is in excellent turn key condition throughout. It would make a lovely family home or a perfect investment with an attractive rental income for an investor. Consisting of an entrance hall, sitting room, kitchen/dining room, Sliding door to the private back garden, the first floor accommodates three bedrooms, one ensuite and a main bathroom. Buyers can enjoy the well maintained, spacious, walk in condition of this property. Including many fantastic additional features such as, oil central heating system, off street parking, fitted kitchen with integrated appliances. Large low maintenance back garden with roofed outdoor area, with a stone open fire/pizza oven feature. Planted trees, paved pathways and stone arrangements that are extremely well kept. The location of this property is in a very desirable area, it is only a short stroll from Castlebar town centre making it a wonderful location providing the convince of local shops, schools, pubs, restaurants, cafes, With easy access to Mayo general hospital, the N5 and knock airport ,only 35 minutes away. We look forward to showing you this beautiful property, to see

### BASE INFORMATION:

Rooms	: 8
Bed	: 3
Bath	: 1

### LAND INFORMATION:

Square feet	: 1150
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### CONVENIENCE:

exactly what it has to offer. BER: C3 Accommodation: Entrance Hall - 4.97m x 2.06m Oak laminate timber flooring. Living Room - 5.5m x 3.3m Oak laminate floor, bay window with curtains, radiator, open fire place, coving detail on ceiling, power points. WC - 1.5m x 80cm Tiled floor to ceiling, sink, toilet, glazed window with blind. Kitchen / Dining - 5.54m x 3.60m Tiled flooring and splashback, worktop, fully fitted kitchen, integrated appliances splash back tiles, stainless steel sink, and modern units, 1 large radiator. Dining area, sliding door to private back garden. Stairs and landing: Timber banister and carpeted stairs and landing. First floor Shelved hot-press, boiler, storage. Main Bathroom - 2.61m x 2.0m Tiled floor to ceiling, bath, overhead shower, sink, shaving light. Glazed window with blind. Bedroom 1 - 3.39m x 3.62m Carpet flooring, radiator, large window with curtains, built in wardrobes, access to ensuite. Master En-Suite - 2.45m x 0.96m Tiled floor to ceiling, shower, sink, toilet. Bedroom 2 - 4.09m x 2.99m large window with curtains, power points, radiator, carpet flooring, built in wardrobes. Bedroom 3 - 2.78m x 2.46m Carpet flooring, front aspect, built in wardrobes, window with curtain. Back garden 12.39m x 9.15m SW Private back garden, paved pathway, tidy stone arrangements, planed trees and flowers, roofed outdoor area, stone open fire/pizza oven.