

POWER
& ASSOCIATES

WEST END
HOUSE

KNOCKANAVODDY, FURBO,
CO. GALWAY



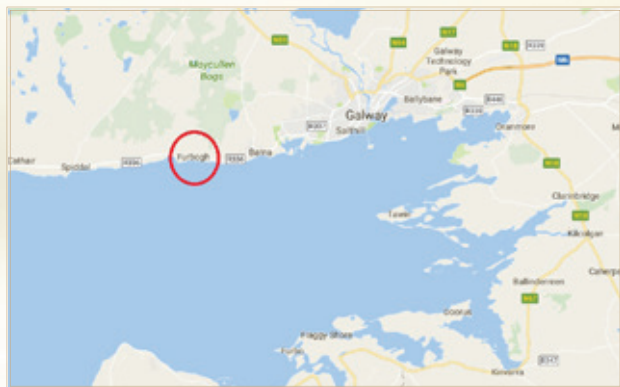


SPECIAL FEATURES

- Luxury 5-bedroom family home with the benefit of a self-contained apartment.
- Outstanding, spacious residence extending to c 333 sq. m (3,584 sq. ft.)
- Energy efficient house with high performance triple glazed uPVC windows and doors throughout.
- Bespoke kitchen with Italian marble worktops.
- Stylish bathrooms, en-suite and downstairs WC, all with quality sanitary ware to include feature Italian marble wash hand basins.
- Large secluded landscaped gardens.
- This highly impressive residence is set in a wonderful location overlooking Galway Bay and is within walking distance to the village.



LOCATION



West End House is situated in the coastal village of Furbo between the popular villages of Barna and Spiddal. Furbo is a Gaeltacht area, located along the Wild Atlantic Way on the shores of Galway Bay overlooking the coast of County Clare and the wonderful backdrop of the Connemara Mountains that stretch north to Lough Corrib.

With many local amenities on the door step which include; a local convenience store/filling station, schools, crèche/ Montessori and hotel to name but a few. The property is also just a 10 minute drive west of Galway City (10km) and is just a five minute drive from both Barna and Spiddal.

AMENITIES & LEISURE

- Schools:** Furbo National School / Scoil na bhForbacha
- Universities:** NUIG, GMIT & GTI
- Airports:** Knock Airport 99 km, Shannon Airport 96 km
- Racing:** Galway Racecourse (Ballinrobe Racecourse and Limerick Racecourse are also within a reasonable commute)
- Golf:** Galway Golf Course, Galway Bay Golf Course, Glenlo Abbey Golf Course, Cregmore Golf Course
- Other:** Furbo Beach, Padraicin's Seafood Bar & Restaurant

FIXTURES & FITTINGS

Carpets, curtains, and blinds are included in the sale. All other items are excluded from the sale but may be available by separate negotiation.

SERVICES

- Mains water.
- On Site septic tank.
- Oil fired central heating with radiators throughout (electronically monitored).
- Telephone connection and fibre optic broadband availability.





DESCRIPTION

Formally known as Cedar Lodge Bed & Breakfast, this architecturally designed family home was constructed in the mid 1980's. Now fully refurbished to the highest standards, 'West End House' now creates an elegant blend of contemporary and traditional style throughout.

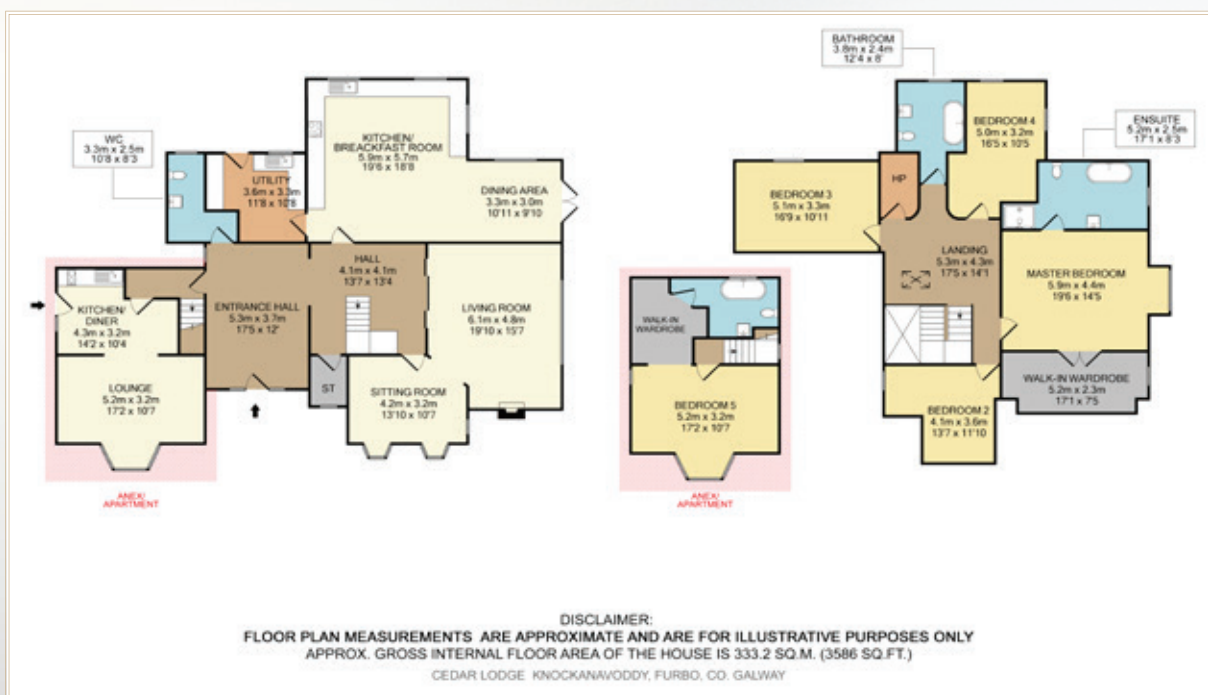
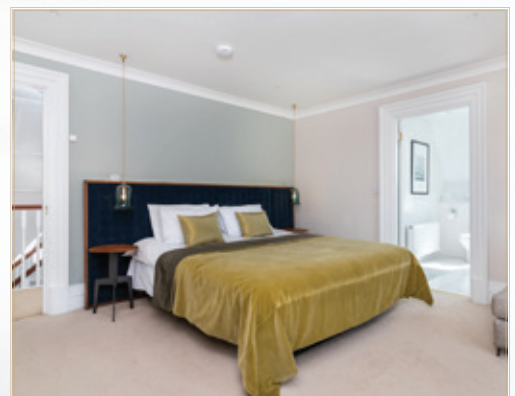
Approached via a tree lined avenue directly off the R336 road 'West End House' is positioned to the rear of the site which extends to 0.20 hectare (1 acre).

The ground floor offers spacious open plan areas with superb natural light and neutral tones. The inviting open plan kitchen / dining room opens out onto an elevated patio area which links the kitchen / dining areas with the wonderful landscaped gardens.

All bedrooms are located at first floor level and are fitted with deep pile carpets, built-in or walk through wardrobes and all have excellent natural lighting. The master bedroom benefits from sea views, a large ensuite bathroom with a free standing feature stone bath.

The site is enclosed on all sides by mature leylandis, offering privacy and shelter. There are large well maintained, landscaped gardens surrounding the house, together with paved patio area, paved footpaths and a garden shed.

Other features include; parquet timber flooring, several window seats, 8 inch skirting, newly installed and integrated Siemens' electrical appliances to name but a few.



BER

B3 (BER No. 106769896)
EPI; 134.4 Kwh/m2/yr



GEOGRAPHICAL CO-ORDINATES

53°14'60" (N) 9°12'42" (W)

DIRECTIONS

From Galway City, take the (R336) Galway – Leenane Road and continue through the village of Barna, after a further 3 km you will reach the Village of Furbo. The subject property is on the right-hand side, second house after the TOP Filling Station. See agents signage thereon. Please note the property is not visible from the roadside. Entrance through green gates.

TITLE

Freehold

Guide Price

€690,000



Viewing by appointment with sole selling agent,
Claire Moran Bsc (Hons), H.Dip.Bus,
Tel No +353 91 567331



PSL: 001297-005825