

For Sale

Offers in excess of: €469,000

**Sherry
FitzGerald**
Crowley



9 Harbour View, The Quay,
Westport, Co Mayo, F28 WV05

BER C

sherryfitz.ie



Presented to a high standard, this three bedroom mid-terrace residence, located at the heart of Westport Quay, comes to the market in excellent condition throughout, with a much sought after waterfront setting.

The floor area extends to approximately 110 sq m (1,184 sq ft). Ground floor accommodation comprises of a beautifully decorated entrance hall, a spacious open plan kitchen/living/dining room offering sea views and a WC.

On the first floor there are three double bedrooms (one en-suite, two with built in wardrobes) and a family bathroom. Distant Croagh Patrick views are available from the front bedroom windows. The attic area offers potential for conversion subject to planning permission.

Externally, the property features a low-maintenance, walled rear garden complete with a flagstone patio and convenient rear parking access. The wooden shed has been smartly repurposed as an outdoor utility room, while the front of the home offers off-street parking.

This would make a perfect home for numerous types of buyers, including first time buyers, family home, someone wishing to downsize close to amenities, as an easily maintained holiday home in one of the West of Ireland's most popular destinations or someone looking for an investment property.



Location

Located at Westport Quay, this residence benefits from its proximity to a wide choice of amenities, including The Quay National School, numerous restaurants and bars, Westport House and Gardens, a number of hotels with leisure and spa facilities, The Point swimming area and a selection of shops including a supermarket. Blue Fag beaches are located within a short drive.

Accommodation

Entrance Hall (inc. WC) 6m x 1.1m (19'8" x 3'7"): Tiled floor, painted & carpeted staircase, understair storage, radiators.

Kitchen/Living/Dining Room 5.4m x 2.36m (17'9" x 7'9"): & 4.06m x 3.82m (13'4" x 12'6"): & 3.35m x 2.88m (11' x 9'5"):

Laminate floor, tiled backsplash, painted oak kitchen with formica worktop, integrated oven/hob, fridge freezer, dishwasher, French door to back yard, gas fire with wood and marble fireplace, bay window with shutters, sea views

WC Tiled floor, wallpaper and panelling, wc, whb

First Floor Landing (inc. Hotpress) 3.54m x 3.15m (11'7" x 10'4"): Carpeted, shelved hotpress

Bedroom One 5.11m x 3.38 (16'9" x 3.38): Carpeted floor, built in wardrobes, blinds

En-Suite 1.8m x 1.5m (5'11" x 4'11"): Tiled floor, wall panelling, electric shower, wc, whb

Bedroom Two 3.09m x 2.8m (10'2" x 9'2"): Carpeted floor, built in wardrobes, curtains, sea and distant Croagh Patrick Views

Bedroom Three 3.1m x 2.37m (10'2" x 7'9"): Carpeted floor, curtains, sea and distant Croagh Patrick views

Shower Room 2.4m x 2m (7'10" x 6'7"): Tiled floor and backsplash, wall panelling, shower, wc, whb





Special Features & Services

- Three bedroom mid-terrace residence in excellent location
- Presented in very good condition throughout
- Natural gas central heating
- Low maintenance flagstone garden to the rear
- Front and rear off street parking
- Conveniently located at Westport Quay and a short drive/walk from Westport town centre
- Seafront setting close to schools, shops and restaurants

Directions

From Westport town take the Old Louisburgh Road towards Westport Quay, keep right at the Centra Store and left at junction for Westport House, property is situated on the left hand side after approximately 300 metres.



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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.

PSRA Registration No. 002699