

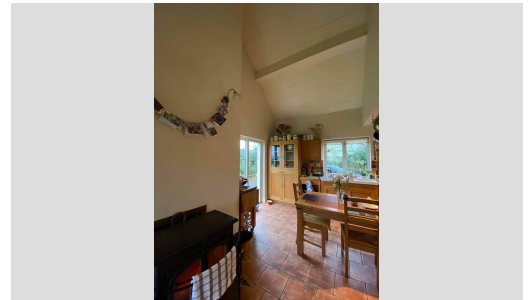
O'Malley Properties
8 Quay Street
Westport
Mayo

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Rossport Cottage, Liscarney, Westport

Starting Bid: €255,000.00



For sale by O'Malley Properties via the [iamsold](#) Bidding Platform

Situated in a quiet rural location, this exceptional property has spectacular views of Croagh Patrick. The property built in 2002 is on a large site.

Accommodation includes entrance hall, kitchen/ living room, utility, master bedroom with ensuite, 2 additional bedrooms and main bathroom.

There is a spiral staircase to a large open area with access to attic crawl space.

This substantial residence is located 5 miles from Westport just off the N59 road from Westport to Leenane. The property is convenient to the local national school, shop and filling station, horse riding and Post Office.

Features

White PVC windows & door to back garden. Close to Shop & filling station.

Hardwood front door.

Exceptional views of Croagh Patrick.

5 miles from Westport just off the N59 Westport to Leenane.

Convenient to Brackloon NS & play School.

Close to Shop & filling station.

Parking
Oil Fired Central Heating
BER D2 / BER No: 105371322
Energy Performance Indicator: 298.73 kWh/m²/yr

TO VIEW OR MAKE A BID Contact O'Malley Properties or [iamsold](http://iamsold.com), www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. IAM Sold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

Entrance Hall:
5.31m x 1.18m
Hardwood front door.
Carpet.

Kitchen/Living Room:
7.27m x 4.53m
Excellent views of Croagh Patrick.
Vaulted Ceiling.
Sliding patio door to garden.
Fitted kitchen with Master range.
Painted tongued & grooved ceiling boards.

Utility:
2.68m x 1.51m
PVC door to back garden.
Fitted presses.
Fridge.
Washing machine.
Tiled floor.

Bedroom 1:
3.08m x 3.47m
Front of property.
Excellent views of Croagh Patrick.
Fitted wardrobe.

Carpet.
Cornice.

Ensuite:

1.18m x 2.35m

Tiled floor & walls.

WC, WHB & electric shower in a large enclosure.

Bedroom 2:

3.49m x 2.67m

Rear of property.

Fitted wardrobe.

Carpet.

Bathroom:

2.65m x 1.77m

Tiled floor & walls.

WC, WHB & bath.

Bedroom 3:

3.28m x 2.78m

Front of property.

Views of Croagh Patrick.

Carpet.

Used as an office.

Spiral staircase to 1st floor.

Upstairs:

8.81m x 4.42m

Red deal floor.

Velux window in the roof.

Window in the gable.

Access to attic crawl space.