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Massbrook South, Bofeenaun, Lahardane, Co. Mayo F26 N8C6

This very attractive 3 bedroom detached home has picturesque views of the Nephin Mountain range and Lough Conn from every window.



BER

0.47 acres

96 sqm (1033 sqft)

Price Region: €150,000.00

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Licence No: 002274

Nestled on a hill above the lough on a quiet secluded lane, it is only a 15 minute drive from Castlebar and 20 minutes to Ballina and Crossmolina. The shops and amenities at Lahardane are just a few minutes away. Built about 25 years ago, the property has been carefully maintained and improved. The accommodation includes a very large kitchen/dining room, sitting room, utility room, two downstairs double bedrooms and a bathroom. Upstairs is a delightful dormer bedroom, with ensuite, directly overlooking the lough. With large gardens this an ideal family home in a semi-rural area

Entrance / Hallway 3.71m (12'2") x 1.18m (3'10")

Timber floor. PVC external door with patterned glass. Access to two bedrooms and living room.

Living Room 2.87m (9'5") x 4.42m (14'6")

A large, comfortable and light room with timber floor. Black metal surround fireplace with back boiler and built in cupboards.

Kitchen / Dining room 3.07m (10'1") x 9.38m (30'9")

This is a very large timber floored room (more than 30 ft. long) that runs the depth of the bungalow. It is open plan and has windows to three sides, with views of the garden and the surrounding countryside, making it a very light and open space. The kitchen is located at the front facing end with the dining area in the centre, leaving ample space at the other end for additional living room or family room areas. French windows lead to the rear garden. This could easily be converted to a patio. A wooden open staircase gives access to the dormer bedroom.

Utility 1.77m (5'10") x 1.77m (5'10")

An open doorway from the kitchen leads to a utility area with accommodation for washer/drier.

Bedroom 1 7.17m (23'6") x 3.07m (10'1")

This is a charming room with a dormer window that overlooks Lough Conn. There is ample space for two beds and other furniture and an Ensuite bathroom with shower, W.C. and wash basin. Timber floors

Bedroom 2 4.19m (13'9") x 2.99m (9'10")

Timber floors. Front facing room

Bedroom 3 3.06m (10'0") x 2.88m (9'5")

Timber floors. Rear facing room.

Bathroom 1.56m (5'1") x 2.21m (7'3")

Fully tiled with bathtub, W.C. and washbasin. Shower over bath.

Outside

Gravelled area to the front with off road parking for several vehicles. Further hard surface parking to the rear. A very large rear garden terminating in a stone wall. The garden is currently lawned.



- **Exceptional Views from all rooms.**
- **Located in a very beautiful part of County Mayo.**
- **PVC Double Glazed Windows and external doors**
- **Large front, back and side gardens**
- **Oil Fire Central Heating augmented by a back boiler from the living room fire.**
- **Aluminium Gutters and Wooden Facia**
- **Panel Solid Doors**
- **Timber floors throughout**
- **A very light and spacious house that blends perfectly with its environment**
- **A perfect holiday home or permanent residence for anyone looking for peace and tranquillity.**

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