



For Sale By Private Treaty

**6 Bedroom Three-Storey Residence
Nymphsfield, Cong, Co. Mayo.**



This is a superb opportunity to acquire a large exclusive residence standing on an elevated one acre site in close proximity to the renowned Ashford Castle.

Location

- 1.60 km (1 mile) – Cong.
- 16 km (10 miles) – Headford
- 42 km (26 miles) – Galway.

Description

- 6 Bedroom superb residence standing on a beautiful elevated site in close proximity to the renowned Ashford Castle.
- This magnificent dwelling fits “snugly” into its surroundings with its strategic location ensuring most of the local places of interest are within short walking distance.
- The front of this property has the appearance of a modern dormer residence and conceals the sheer size of this split-level home, which extends to just under 4,000 sq. ft. over three floors standing on 0.75 acres.
- Stairs lead to the ground floor which has a large entrance hall with a double height vaulted ceiling. The sitting room has a marble fireplace with cast iron insert and solid walnut flooring. Across the hallway from the sitting room is the kitchen/dining area which is fitted with a shaker style walnut kitchen, complete with all electrical appliances.
- A doorway leads to a utility room on one side while on the other there is a beautiful arched entrance to a large conservatory which has a vaulted wood ceiling complimented with old style roof trusses. French doors from the conservatory lead onto a large patio balcony area surrounded by wrought iron handrail. The views from which must be seen to be appreciated.
- Completing the ground floor are a bathroom and two bedrooms, one with a large en-suite and walk-in wardrobe.
- A solid oak stairway leads to the first floor accommodation, comprising a further three bedrooms, one en-suite, large walk-in hotpress and spacious family bathroom.
- The mature trees which surround this dwelling together with its extensive landscaping ensure that this is definitely one of the finest properties to come to the market in the Cong area.
- Properties of this calibre are a rarity and viewing is truly a must to appreciate.



View from paved patio



Vaulted roof in conservatory

Accommodation

All measurements quoted in metres and are approximations.

Ground Floor

| | | | |
|-----------------|------|---|------|
| Vaulted Hallway | 2.10 | x | 1.78 |
| Entrance Hall | 6.90 | x | 2.26 |
| Living Room | 4.14 | x | 5.59 |
| Kitchen/Dining | 7.80 | x | 4.16 |
| Utility | 3.13 | x | 2.47 |
| Bedroom | 2.70 | x | 4.69 |
| Bathroom | 1.69 | x | 3.14 |
| Bedroom | 3.29 | x | 2.98 |
| En-suite | 2.71 | x | 1.54 |

First Floor

| | | | |
|------------------|------|---|------|
| Landing | 6.66 | x | 2.48 |
| Master Bedroom | 4.00 | x | 3.77 |
| Walk-in Wardrobe | 2.25 | x | 1.25 |
| En-Suite | 2.17 | x | 2.40 |
| Bedroom | 4.18 | x | 5.99 |
| En-Suite | 1.13 | x | 2.77 |
| Bedroom | 3.82 | x | 4.10 |
| Bedroom | 3.78 | x | 4.15 |
| Bathroom | 3.28 | x | 3.62 |

Basement

| | | | |
|------------|------|---|------|
| Games Room | 5.98 | x | 8.78 |
| Garage | | | |

Viewing

Highly recommended. Strictly by appointment with sole agents Dermody Auctioneers, Valuers and Estate Agents. – Negotiator - Ian Dermody (093) 52655

Open to Offers.

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given.

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