



PETER MURPHY & Co
ESTATE AGENTS



Thorondor , Aros, PA72 6JB

£310,000

Welcome to this charming property located in the picturesque village of Salen, Aros. This delightful house boasts 4 bedrooms, including a lovely en suite, and 2 bathrooms, perfect for a growing family or those who love to entertain guests.

As you step inside, you'll be greeted by a spacious reception room, ideal for relaxing with family or hosting gatherings. The modern kitchen is a chef's dream, offering ample space to whip up delicious meals. The property also features a convenient utility room, making household chores a breeze.

With oil central heating and boiler you can stay warm and comfortable all year round. The generously sized rooms provide plenty of space for all your needs, ensuring everyone has their own sanctuary to retreat to.

Situated in a quiet area close to shops and dining options, this house offers the perfect blend of tranquillity and convenience. And let's not forget the stunning scenic views that surround the property, providing a peaceful backdrop to everyday life.

Living Room

Bright and spacious living room with access to decking area at property rear via French windows. Access from kitchen diner and ground floor hallway.



Kitchen Dining Room

Kitchen with front facing windows. Ample space with all modern utilities. Access from ground floor hallway and living room.



Bathroom 1

Large downstairs shower room and W.C with additional storage space.



Downstairs Hallway

Downstairs hallway with cloak cupboard and understairs storage cupboard. Access to downstairs shower room/wc and utility.



First Floor Hallway

First floor hallway with substantial linen cupboard and bathroom off.

Bathroom 2

First floor bathroom with side facing window. Access from first floor landing.



Bedroom 1

Double bedroom with en suite and walk-in wardrobe. Rear facing window with views over garden and beyond. Access from first floor hallway.



Bedroom 2

Double bedroom with front facing window affording fine views to sea and beyond. Built in wardrobe. Access from first floor hallway.



Bedroom 3

A through double bedroom with front and rear facing windows. Access from first floor hallway.



Bedroom 4

Single bedroom or home office. Front facing window with view to sea. Access from first floor hallway.

Tenure: Freehold
Council Tax Band: E



Utility Room

Ground floor utility room with ample space for all modern utilities. Access to property rear and ground floor hallway.



Exterior

The front has a small garden area and parking for several vehicles. Access to the rear garden via path to the side of the house. Substantial wooden shed to side. Good sized south facing rear garden, with lawn and mature borders.



Location

Salen is a lovely village and is perfect for raising a family as the area boasts a primary school, grocery shop, restaurant and petrol station. Tobermory, just 10 miles north has excellent restaurants, shops and a thriving community with many excellent amenities. The town is the venue for numerous events throughout the year from plays and ceilidhs to concerts, sports days and the famous Mull Rally.

Disclaimer

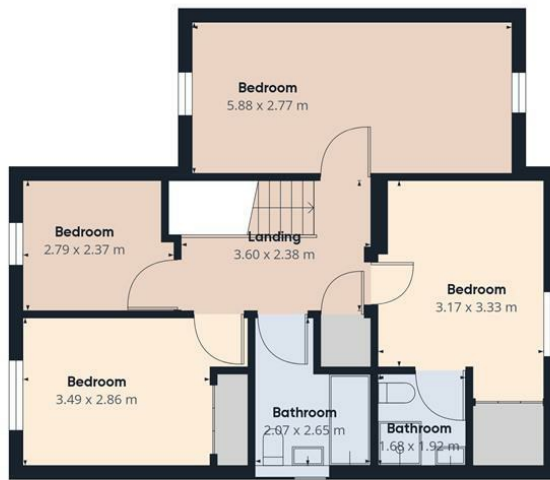
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Miscellaneous



Ground Floor

Approximate total area⁽¹⁾
129.01 m²



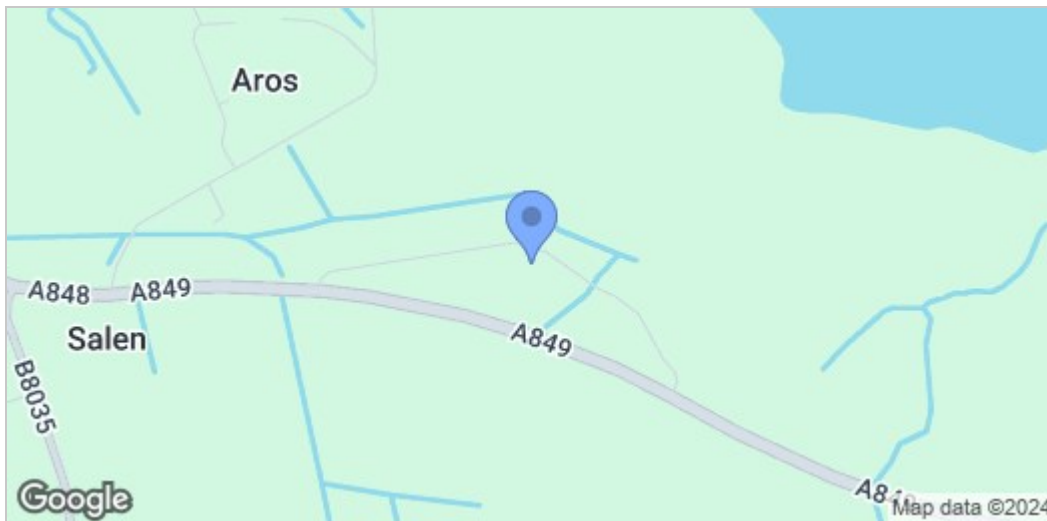
Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

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