

For Sale

Ardmore, Donamon, Co. Roscommon. F42 VY03
5 Bedrooms| Detached



Price Region: Offers Excess €275,000

Attractive five bedroom detached residence comes to market in pristine condition with an internal floor area of c. 2,120 sq. ft and detached garage to rear altogether standing on c. 0.5 Acres located in much sought after residential area.

Accommodation includes Ground Floor: hall, sitting room, kitchen/dining room, utility, three no. bedrooms, bathroom, First Floor: two no. bedrooms and bathroom.

Viewing comes highly recommended and is by appointment only.

To arrange a viewing contact, the office on 090-6663700

Hall

24'3" (7.39m) x 19'1" (5.82m) Upvc doorway to, wooden floor, stairs for first floor, hotpress (airing cupboard) off

Sitting Room

16'1" (4.9m) x 15'9" (4.8m) Feature traditional stone fireplace with solid fuel stove assists (assist heating), coving, wooden floor, bay window to front

Kitchen/Dining Room

21'9" (6.63m) x 12'4" (3.76m) Fully fitted kitchen including built in cooker, hob, extractor fan, dishwasher, fridge freezer, breakfast counter, tiled floor, inset tiling, spotlights, door to decking

Utility

12'0" (3.66m) x 5'10" (1.78m) Fitted units, built in washing machine and dryer, indoor oil boiler with timer, tiled floor, door to rear

Bedroom One

12'6" (3.81m) x 12'0" (3.66m) Wooden floor, walk in wardrobe off

Bedroom Two

12'3" (3.73m) x 10'6" (3.2m) Carpeted, built in wardrobe 7'10" x 3'10"

Bedroom Three

12'4" (3.76m) x 10'11" (3.33m) Wooden floor

Bathroom One

12'0" (3.66m) x 7'9" (2.36m) Toilet, wash hand basin, bath, fully tiled

Landing

13'2" (4.01m) x 5'3" (1.6m) Carpeted

Bedroom Four

16'1" (4.9m) x 15'7" (4.75m) Carpeted, bay window to front, built in unit

Bedroom Five

18'11" (5.77m) x 15'7" (4.75m) Carpeted, bay window to front

Bathroom Two

12'8" (3.86m) x 9'9" (2.97m) Toilet, wash hand basin, bath, shower separate, tiled floor, part wall tiling

OTHER FEATURES

- Traditional stone wall to front
- Driveway kerbed & tarmacadamed, extends to sides/garage
- Laid lawns
- Mature hedging on side/rear boundaries
- Timber decking off kitchen/dining with seating and flower bedding
- Range of shrubbery beds
- Oil fired central heating
- Eco-Volt Solar Panels (connected to water and electricity)
- Garage and stable to rear. Overall area c. 344 sq. ft







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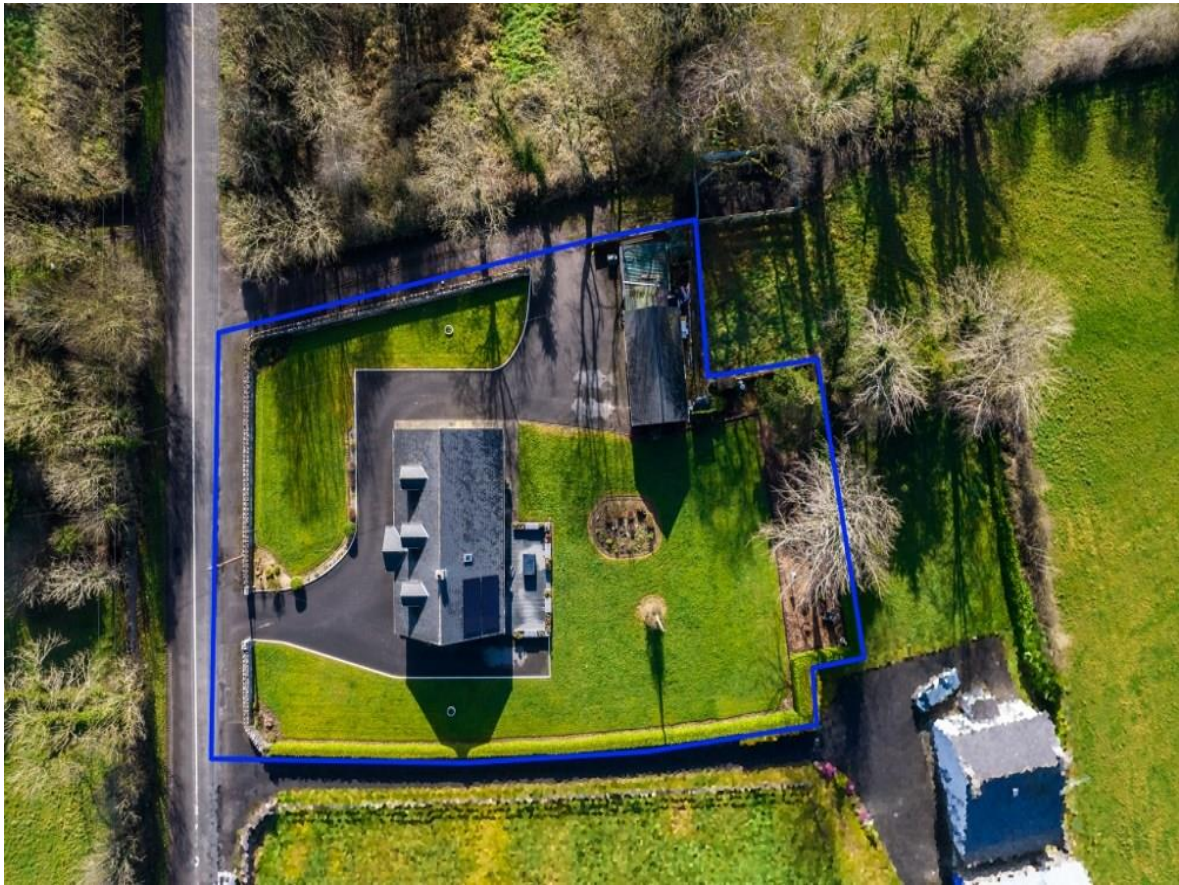












Approx. total internal floor area 197m² / 2120ft²
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DISCLAIMER: Prices and measurements are approximate and are for guidance purposes only. Floor plans are intended to give a general indication of the property layout only. The dimensions are not intended to form part of any contract or warranty.

5 2 32m² 344ft² 0.49ac 0.20ha Town 12km / 7.46mi



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