

# For Sale

Coolatober, Ballyforan, Co. Roscommon. H53 X2Y7  
5 Bedrooms| Detached



Price Region: Offers Excess €265,000

Attractive five bedroom dormer bungalow in excellent condition with an internal floor area of c. 2,152 sq. ft and standing on a c. 0.60 Acre mature private site, located between the villages of Ballyforan and Dysart, just a short distance from Athlone, Ballinasloe and Roscommon Town.

Accommodation includes Ground Floor: hall, sitting room, dining room, kitchen/breakfast room, utility, home office, 3 no. bedrooms with one en-suite and bathroom, First Floor: 2 no. bedrooms with both en-suite.

Viewing comes highly recommended.

**For further details or to arrange a viewing  
contact the office on 090-6663700**

## Hall

10'8" (3.25m) x 9'8" (2.95m) Upvc doorway to, stairs to first floor with storage under, centre light, tiled floor, hotpress (airing cupboard) off

## Hall

33'6" (10.21m) x 3'7" (1.09m)

## Sitting Room

15'6" (4.72m) x 14'9" (4.5m) Feature marble fireplace with solid fuel insert stove, wooden floor, double doors to dining room

## Dining Room

12'3" (3.73m) x 11'11" (3.63m) Wooden floor, centre light, double doors to sitting room, sliding door to rear decking

## Kitchen/Breakfast Room

16'1" (4.9m) x 12'3" (3.73m) Fully fitted kitchen including built in cooker, gas hob, extractor fan, dishwasher, waste disposal unit, tiled floor, inset tiling

## Utility

8'4" (2.54m) x 5'11" (1.8m) Door to rear, tiled floor, W.C. off, toilet, wash hand basin

## Home Office

10'8" (3.25m) x 7'10" (2.39m) Wooden floor

## Bedroom One

13'0" (3.96m) x 10'8" (3.25m) Carpeted, en-suite off 7'1" x 3'7", toilet, wash hand basin, shower, tiled

## Bedroom Two

12'2" (3.71m) x 11'0" (3.35m) Carpeted, built in wardrobe

## Bedroom Three

10'10" (3.3m) x 10'8" (3.25m) Carpeted

## Bathroom

12'2" (3.71m) x 10'7" (3.23m) Toilet, wash hand basin, bath, shower separate, tiled

## Landing

12'1" (3.68m) x 7'1" (2.16m) Carpeted, Velux window

## Bedroom Four

13'5" (4.09m) x 13'1" (3.99m) Carpeted, Velux Window, en-suite off 6'7" x 5'4", toilet, wash hand basin, shower, tiled

## Bedroom Five

16'5" (5m) x 13'1" (3.99m) Carpeted, Velux Window, en-suite off 6'7" x 5'4", toilet, wash hand basin, shower, tiled

## OTHER FEATURES

- Fully Alarmed
- Mature Private Site, c. 0.6 Acres
- Traditional Stone Wall to Front
- Driveway Kerbed and Tarmacadamed, Extends to Rear
- Decking Areas to Front and Rear
- Hedging/Trees to all Boundaries
- Garden Shed to Rear
- Oil Fired & Solid Fuel Heating
- Solid Fuel Stove
- Nest (Internet Heating Control)



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