

For Sale

Killerr, Ballintubber, Co. Roscommon. F45 NX50

| *Detached Bungalow*

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Price Region: Offers in Excess of €150,000

Connaughton Auctioneers presents to market this charming three bungalow residence in pristine condition throughout standing on c. 0.66 acre mature site with stunning views of the surrounding countryside.. The property is located in a much sought after area c. 3.5 km from Ballintubber village, c. 11.5 km from Castlerea Town and c. 13 km from Roscommon Town. This property would be perfect for a first-time buyer or for someone looking to downsize to a smaller more manageable property.

Accommodation includes entrance hall, living room, kitchen, dining room, bathroom, three bedrooms & adjoining garage.

Viewing comes highly recommended and is by appointment only with the auctioneer.

For further details & viewings, contact Connaughton Auctioneers on 090-6663700

Entrance Hall

3'3" (0.99m) x 11'9" (3.58m)

Living Room

14'5" (4.39m) x 11'8" (3.56m)

Kitchen

4'9" (1.45m) x 21'8" (6.6m)

Dining Room

10'6" (3.2m) x 10'7" (3.23m)

Bedroom 1

10'8" (3.25m) x 12'8" (3.86m)

Bedroom 2

7'2" (2.18m) x 11'7" (3.53m)

Bedroom 3

6'8" (2.03m) x 10'6" (3.2m)

Bathroom

7'0" (2.13m) x 9'6" (2.9m)

Adjoining Garage

12'2" (3.71m) x 11'4" (3.45m)

OTHER FEATURES

- Large c. 0.66 Acre Mature Site
- Laid Lawns to front & sides
- Timber Garden Shed to side (13'10" x 7'9")
- Adjoining Garage to rear
- Solid Fuel Central Heating
- External walls & attic drylined & insulated
- Double Glazed Windows & Doors





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Floor 0 Building 1



Approximate total area⁽¹⁾

923.76 ft²
85.82 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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