

FOR SALE

“Dunroaming”

Lissaneaville

Fuerty

Co. Roscommon F42 XE77

PRICE REGION: OFFERS EXCESS €135,000

BER D1

Property Reference: B2137



Very attractive four bedroom bungalow residence in excellent condition with garage and stables to rear altogether standing on c. 1.92 acres of excellent quality lands. Located in a much sought after area, c. 4 miles from Roscommon Town and on a country lane just off the Creggs/Castlecoote road, this residence has unrivalled views of the surrounding countryside. Accommodation includes reception hallway, sitting/living room, kitchen/dining room, utility, bedrooms 4 in all with one en-suite and bathroom.

The auctioneer invites enquiries and offers for immediate sale.

To arrange a viewing contact the office on 090 6663700

Viewings at evenings, weekends and Bank Holidays also accommodated

These particulars are issued by Ivan Connaughton MIPAV of Connaughton Auctioneers - BSc Property Valuation & Management, Main Street, Athleague, Co. Roscommon on the basis that all negotiations will be conducted through this firm.

No responsibility is accepted by this firm in respect of any errors or inaccuracies herein.

The contents hereof do not form part of any contract that may be entered into in respect of the property referred to herein.

Office Address: Main Street, Athleague, Co. Roscommon F42 TW70

Office Tel: 09066 63700 E-mail: info@connaughtonauctioneers.ie

Room	Area (Approx)	Room Details
<i>Reception Hallway</i>	<i>14' x 7'9"</i>	<i>Upvc doorway to, wooden floor, double doors to sitting/living room</i>
<i>Sitting/Living Room</i>	<i>12'2" x 11'6"</i>	<i>Solid fuel stove (assists heating) with feature Pine wooden outset, wooden floor, Velux window, recessed units, spotlight</i>
<i>Kitchen/Dining Room</i>	<i>16'6" x 13'1"</i>	<i>Fully fitted kitchen including built in cooker, hob, extractor fan, fridge freezer, tiled floor</i>
<i>Utility</i>	<i>5'7" x 4'10"</i>	<i>Fitted units, door to rear, tiled floor</i>
<i>Bedroom 1</i>	<i>11'10" x 11'</i>	<i>Wooden floor</i>
<i>Bedroom 2</i>	<i>12'1" x 9'10"</i>	<i>Wooden floor, hotpress (airing cupboard off), en-suite off 8'4" x 3', toilet, wash hand basin, shower, tiled floor, part wall tiling</i>
<i>Bedroom 3</i>	<i>12'11" x 8'10"</i>	<i>Wooden floor</i>
<i>Bedroom 4/ Office</i>	<i>12'2" x 6'8"</i>	<i>Wooden floor</i>
<i>Bathroom</i>	<i>8'1" x 5'7"</i>	<i>Toilet, wash hand basin, bath, fully tiled</i>

OTHER FEATURES

- *Oil fired central heating*
- *Laid lawns, overall site area including paddock c. 1.92 acres*
- *Separate entrance to adjoining paddock*
- *Block wall to front*
- *Post & rail fencing*
- *Natural hedging trees on boundaries*
- *Driveway kerbed & tarmacadamed, extends to rear*

OUTBUILDINGS

- *Stables – Stable 1 – 11'4" x 7'4"*
Stable 2 – 11'9" x 11'8"
Stable 3 – 11'5" x 11'3"
- *Garage – 42' x 16'6" – Electric roller door to front, door to side*

RECEPTION HALLWAY



SITTING/ LIVING ROOM



SITTING/ LIVING ROOM



KITCHEN/DINING ROOM



KITCHEN/ DINING ROOM



UTILITY



BEDROOM



BEDROOM



BEDROOM



BEDROOM



BATHROOM



LANDS TO REAR



LANDS TO SIDE



LANDS TO SIDE



LANDS TO SIDE



LANDS TO SIDE



OUTBUILDINGS



OUTBUILDINGS



OUTBUILDINGS



REAR/SIDE OF RESIDENCE



REAR/SIDE OF RESIDENCE



REAR/SIDE OF RESIDENCE



VIEW TO FRONT



FRONT OF RESIDENCE



MAP OF PROPERTY

