

For Sale

Residence on c. 0.40 Acres, Cruby Hill, Galway Road,
Roscommon Town. F42 PX82

Bungalow



BER C2



Price Region: Offers in Excess of €400,000

Luxury four bedroom bungalow residence recently fully renovated to showhouse condition located in a much sought after area, within walking distance of train station, schools and all amenities in Roscommon Town. The residence stands on c. 0.40 acre mature grounds with double garage to rear.

Accommodation includes entrance hall, sitting room, kitchen/dining room, study, utility, four bedrooms in all with one en-suite and main bathroom.

Note: Option to purchase furniture (if desired)

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

For further details, contact the office on 090-6663700

Entrance Hall

31'5" (9.58m) x 15'8" (4.78m) Door to, Amtico luxury vinyl to floor

Sitting Room

13'7" (4.14m) x 12'0" (3.66m) Engineered wood flooring, Electric fireplace with marble surround

Kitchen/Dining Room

13'7" (4.14m) x 12'7" (3.84m) Howden fitted kitchen complete with full suite of integrated AEG appliances (double oven, microwave, cooker and extraction hood, dishwasher, fridge-freezer), Amtico luxury vinyl to floor

Study

12'0" (3.66m) x 10'7" (3.23m) Engineered wood flooring

Utility

7'7" (2.31m) x 6'1" (1.85m) Howden fitted units with integrated AEG washing machine, Amtico luxury vinyl to floor

Bedroom 1

12'1" (3.68m) x 10'7" (3.23m) Engineered wood flooring, built in wardrobe, en-suite off, toilet, wash hand basin, walk in shower, Porcelanosa floor and wall tiling

Bedroom 2

12'2" (3.71m) x 9'8" (2.95m) Engineered wood flooring, built in wardrobe

Bedroom 3

10'7" (3.23m) x 10'7" (3.23m) Engineered wood flooring, built in wardrobe

Bedroom 4

10'4" (3.15m) x 9'8" (2.95m) Engineered wood flooring, built in wardrobe

Main Bathroom

- Replacement double glazing windows and doors throughout (secure by ' ' design)
- Full joinery package including Manhattan style solid oak doors
- Amtico luxury vinyl and engineered wood flooring to all solid floors
- Replacement double convector radiators and electrical fittings to each room
- Porcelanosa floor and wall tiling to suites
- Howden kitchen and utility complete with full suite of integrated AEG appliances
- Electric fireplace with marble surround in sitting room
- Built in wardrobe to all bedrooms



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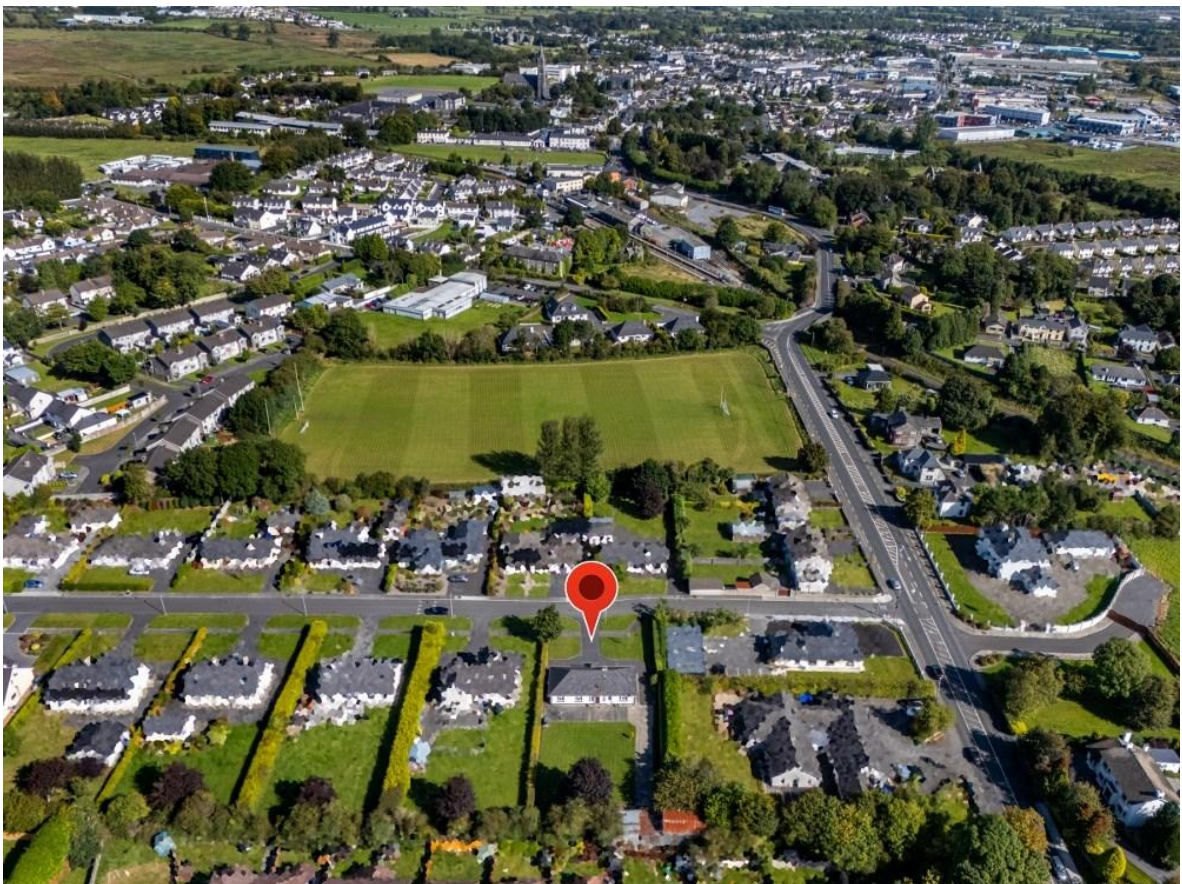
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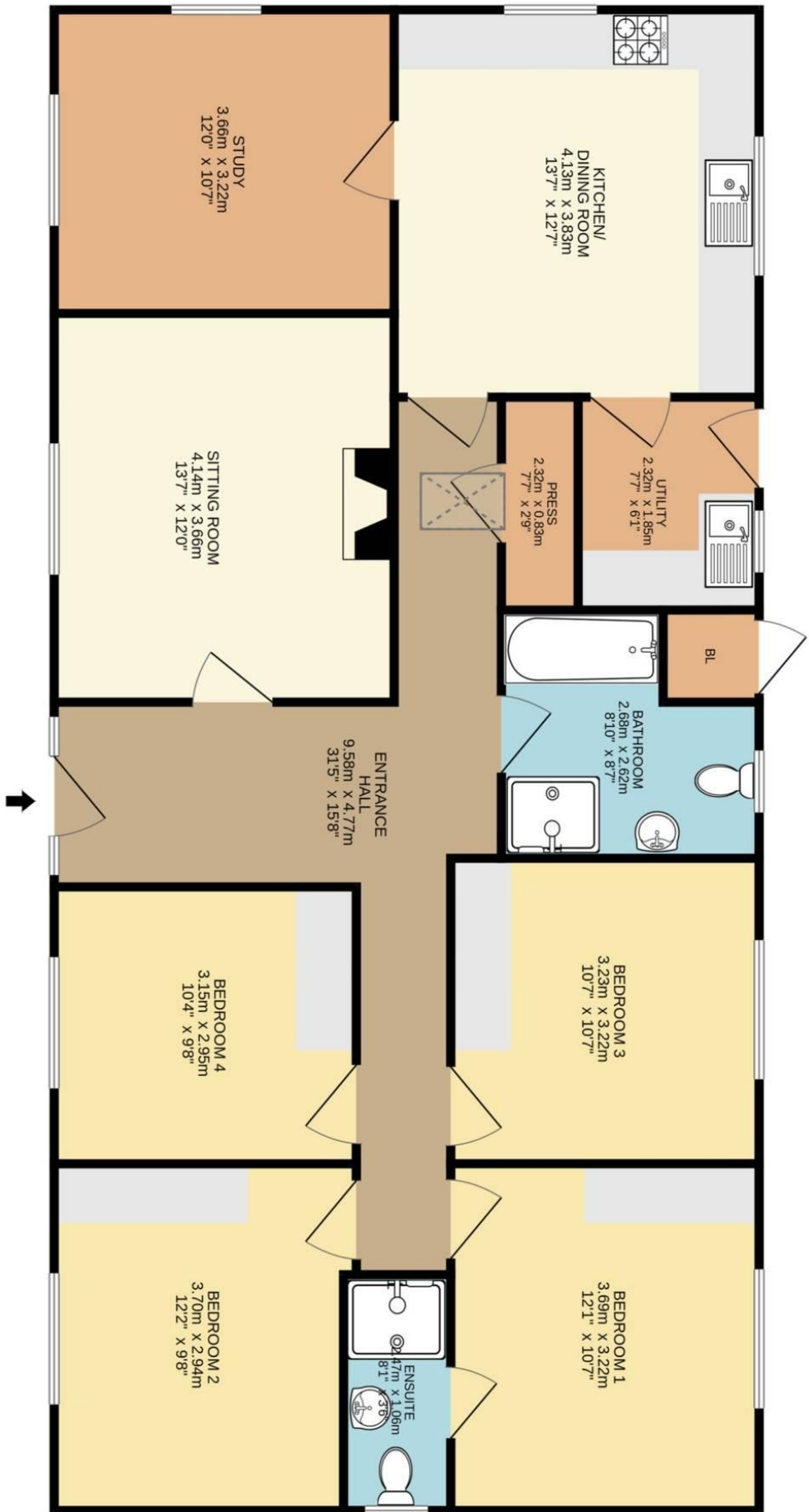
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Approx. floor area
124m² / 1335ft²



4



2



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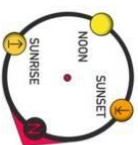


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DISCLAIMER: Floor plan measurements are approximate and are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only. The dimensions are not intended to form part of any contract or warranty.



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