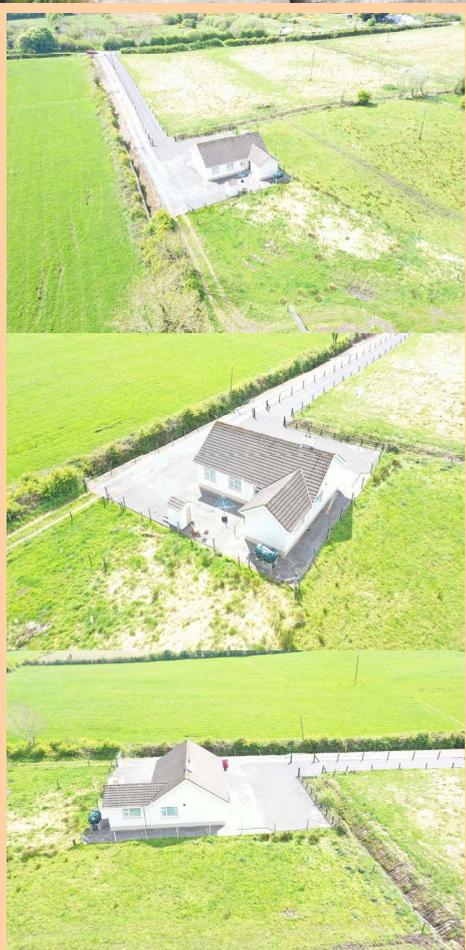


# For Sale

Cloonshannagh, Rooskey, Co. Roscommon N41 XN35  
4 Bedrooms| Bungalow

**CONNAUGHTON**  
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BER D2



Price Region: €130,0000

Very attractive four bedroom bungalow residence located just off the Tarmonbarry to Rooskey road, in much sought after area and close to the River Shannon. The residence is in excellent condition and situated on a large private site, set back from the public road. Accommodation includes porch to front, reception hallway, sitting room, living/dining room, kitchen, bedrooms three in all and bathroom.

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

The auctioneer invites enquiries and offers for immediate sale.

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

**Viewing at evenings, weekends and Bank Holidays also accommodated.**



### **Porch to Front**

Sliding door to

### **Reception Hallway**

13'8" (4.17m) x 5'0" (1.52m) Hotpress (airing cupboard) off, fitted units



### **Sitting Room/Bedroom One**

16'4" (4.98m) x 11'0" (3.35m) Marble fireplace, carpeted

### **Living/Sitting/Dining Room**

12'10" (3.91m) x 11'10" (3.61m) Stanley oil stove (assists heating)



### **Kitchen**

12'9" (3.89m) x 10'9" (3.28m) Fully fitted kitchen including built in washing machine and fridge, door to rear

### **Bedroom Two**

8'0" (2.44m) x 8'0" (2.44m) Built in wardrobe, laminate floor



### **Bedroom Three**

14'8" (4.47m) x 11'0" (3.35m) Wooden floor, built in wardrobe

### **Bedroom Four**

12'0" (3.66m) x 8'6" (2.59m) Wooden floor, built in wardrobe



### **Bathroom**

8'0" (2.44m) x 6'7" (2.01m) Toilet, wash hand basin, shower, fully tiled

- Mains Water
- Septic Tank
- Storage Shed to Rear
- Driveway Tarmacadamed, Extends to Rear
- Overall Site Area c. 0.35 Acres
- Low Maintenance Grounds



