

**FOR SALE**

**Lisdrumneill**

**Fairymount**

**Castlerea**

**Co. Roscommon F45 K589**

**PRICE REGION: €130,000**

Property Reference: E2145

**BER D2**



Spacious three bedroom bungalow residence in pristine condition with extensive range of outbuildings to rear altogether standing on c. 1.14 acres. The residence stands on a corner site with excellent views of the surrounding countryside. Located convenient to the towns of Castlerea and Ballaghaderreen and close to Ireland West Airport Knock, the auctioneer invites enquiries and offers for immediate sale. Accommodation includes reception hallway, sitting room, living room, back hallway, kitchen/dining room, utility, bedrooms three in all with one en-suite and bathroom.

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: 090-6663700 E-mail: [info@connaughtonauctioneers.ie](mailto:info@connaughtonauctioneers.ie)**

<b><i>Room</i></b>	<b><i>Area (Approx)</i></b>	<b><i>Room Details</i></b>
<b><i>Porch to Front</i></b>		
<b><i>Reception Hallway</i></b>	<b><i>24'7" x 3'10"</i></b>	<b><i>Upvc door to, carpeted, hotpress (airing cupboard off)</i></b>
<b><i>Sitting Room</i></b>	<b><i>13'10" x 10'</i></b>	<b><i>Tiled open fireplace with wooden outset and gas fire, carpeted, coving, centre light</i></b>
<b><i>Living Room</i></b>	<b><i>14'6" x 9'7"</i></b>	<b><i>Carpeted, coving, solid fuel stove (assists heating)</i></b>
<b><i>Kitchen/ Dining Room</i></b>	<b><i>14' x 10'2"</i></b>	<b><i>Fully fitted kitchen including built in cooker, gas hob, extractor fan, dishwasher, Stanley oil stove cooker (assists heating), fridge, coving, inset tiling</i></b>
<b><i>Back Hallway</i></b>	<b><i>7'6" x 4'8"</i></b>	<b><i>Door to kitchen/dining, living room and utility</i></b>
<b><i>Utility</i></b>	<b><i>22'5" x 10'10"</i></b>	<b><i>Tiled floor, door to rear, built in units, incorporating W.C. – toilet, wash hand basin, incorporating cloakroom with indoor Worcester boiler</i></b>
<b><i>Bedroom 1</i></b>	<b><i>13'10" x 11'10"</i></b>	<b><i>Carpeted, coving, incorporating en-suite, toilet, wash hand basin, shower, tiled floor, part wall tiling</i></b>
<b><i>Bedroom 2</i></b>	<b><i>14' x 10'</i></b>	<b><i>Carpeted, coving</i></b>
<b><i>Bedroom 3</i></b>	<b><i>10'6" x 7'9"</i></b>	<b><i>Carpeted, coving</i></b>
<b><i>Bathroom</i></b>	<b><i>7'5" x 5'10"</i></b>	<b><i>Toilet, wash hand basin, bath with shower over, tiled floor, part wall tiling</i></b>

## OTHER FEATURES

- *Patio area to rear with canopy*
- *Laid lawns, large garden/paddock to front*
- *Range of flower and shrubbery beds*
- *Driveway kerbed and stoned, extends around house*
- *Hedging/fencing to boundaries*
- *Cast iron gates at entrance*

### Range of outbuildings – electricity servicing all sheds

- *Fuel shed 26' x 13' – set out in two, stove inset in corner*
- *Stables 15'8" x 8" – door to front and rear*
- *Workshop 20' x 13' – double doors to front*
- *Garden shed 7'10" x 5'10" – door to front*
- *Polytunnel 15' x 10' – door to front and rear*
- *Greenhouse 11' x 5' – door to side*

RECEPTION HALLWAY



LIVING ROOM



LIVING ROOM



LIVING ROOM



**SITTING ROOM**



**SITTING ROOM**



**KITCHEN/DINING ROOM**



**KITCHEN/DINING ROOM**



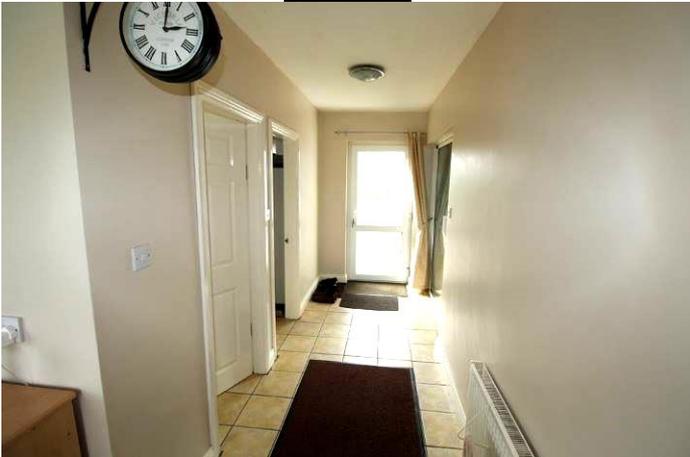
**BACK HALLWAY**



**BACK HALLWAY**



**UTILITY**



**UTILITY**



**UTILITY**



**BEDROOM**



**BEDROOM**



**BEDROOM**



**BEDROOM**



**BEDROOM**



**BATHROOM**



**FRONT OF RESIDENCE**



**FRONT OF RESIDENCE**



**FRONT OF RESIDENCE**



**FRONT OF RESIDENCE**



**GARDEN TO FRONT**



**GARDEN TO FRONT**



**REAR VIEW OF PROPERTY**



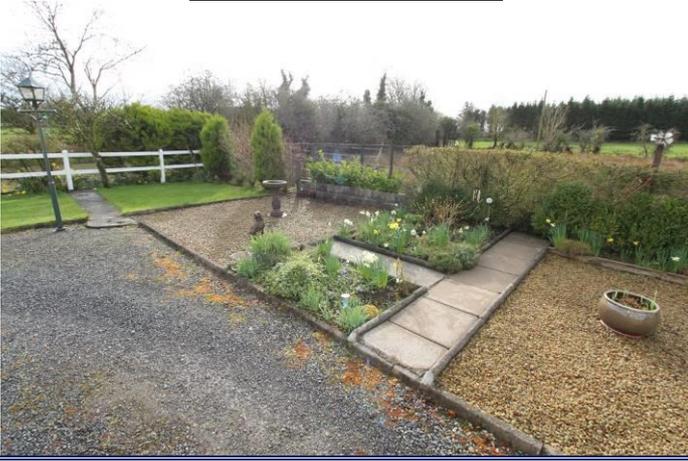
**REAR VIEW OF PROPERTY**



**REAR VIEW OF PROPERTY**



**REAR OF PROPERTY**



**REAR OF PROPERTY**



**REAR OF PROPERTY**



**OUTBUILDINGS**



**OUTBUILDINGS**



**OUTBUILDINGS**



**OUTBUILDINGS**



**SIDE OF PROPERTY**



**SIDE OF PROPERTY**



**SIDE OF PROPERTY**



**MAP OF PROPERTY**

