

**FOR SALE**

**No. 5 Cnócan Dúbh**

**Cloonfad**

**Co. Roscommon F35 X771**

**PRICE REGION: OFFERS EXCESS €80,000**

Property Reference: F2128



Very spacious three-bedroom semi-detached residence in excellent condition throughout coming to market fully furnished. With large garden to rear, this residence is within walking distance of all amenities and conveniently located to Ballyhaunis, Claremorris and Dunmore. Accommodation includes Ground Floor: reception hallway, sitting room, kitchen/dining room, utility, First Floor: bedrooms three in all with one en-suite and bathroom.

Viewing comes highly recommended and can be arranged by calling the office on 090-663700

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.

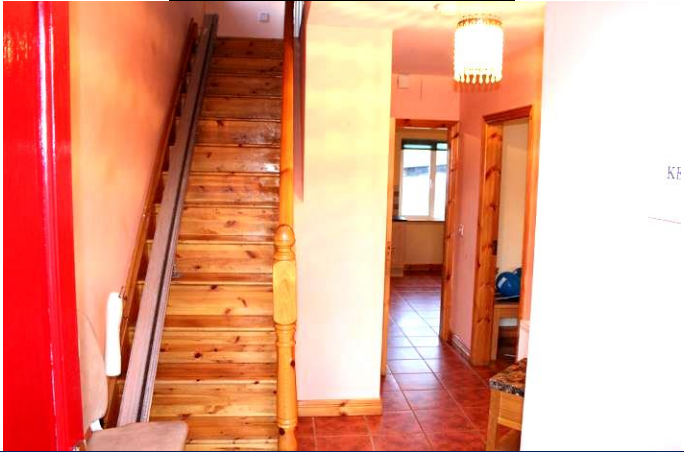
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Office Tel: 09066 63700 E-mail: [info@connaughtonauctioneers.ie](mailto:info@connaughtonauctioneers.ie)

<b><i>Room</i></b>	<b><i>Area (Approx)</i></b>	<b><i>Room Details</i></b>
<b><i>Ground Floor</i></b>		
<b><i>Reception Hallway</i></b>	<b><i>10'4" x 8'2"</i></b>	<b><i>Doorway to, tiled floor, stairs to first floor with toilet under (toilet, wash hand basin, tiled floor), stairlift to first floor</i></b>
<b><i>Sitting Room</i></b>	<b><i>15'8" x 12'8"</i></b>	<b><i>Cast iron fireplace with wooden surround, wooden floor, centre light</i></b>
<b><i>Kitchen/Dining Room</i></b>	<b><i>15'3" x 11'10"</i></b>	<b><i>Fully fitted kitchen including built in cooker, hob, extractor fan, fridge freezer, tiled floor, inset tiling</i></b>
<b><i>Utility</i></b>	<b><i>12' x 5'6"</i></b>	<b><i>Fitted units, built in washing machine and dryer, tiled floor, door to rear, indoor Warmflow boiler</i></b>
<b><i>First Floor</i></b>		
<b><i>Landing</i></b>	<b><i>13' x 6'2"</i></b>	<b><i>Wooden floor, hotpress (airing cupboard off), Stira stairs to attic</i></b>
<b><i>Bedroom 1</i></b>	<b><i>11'4" x 8'7"</i></b>	<b><i>Wooden floor</i></b>
<b><i>Bedroom 2</i></b>	<b><i>11'10" x 9'7"</i></b>	<b><i>Wooden floor</i></b>
<b><i>Bedroom 3</i></b>	<b><i>14'3" x 14'</i></b>	<b><i>Wooden floor, built in wardrobe, en-suite off 6'6" x 5'5", toilet, wash hand basin, shower, tiled floor, part wall tiling</i></b>
<b><i>Bathroom</i></b>	<b><i>7'10" x 6'10"</i></b>	<b><i>Toilet, wash hand basin, bath, tiled floor, part wall tiling</i></b>

#### **OTHER FEATURES**

- ***Garden shed to rear***
- ***Large enclosed garden to rear with gate to side***
- ***Driveway to front, tarmacadamed***

**RECEPTION HALLWAY**



**SITTING ROOM**



**KITCHEN/ DINING ROOM**



**KITCHEN/ DINING ROOM**



**KITCHEN/ DINING ROOM**



**UTILITY**



**LANDING**



**BEDROOM**



**BEDROOM**



**BEDROOM**



**GARDEN TO REAR**



**GARDEN TO REAR**



**REAR VIEW OF RESIDENCE**



**VIEW FROM FRONT OF RESIDENCE**



**MAP OF PROPERTY**

