

**FOR SALE**

**“Ballinaboy Lodge”**

**Kilteevan**

**Co. Roscommon F42 V380**

**BER B3**

**PRICE REGION: EXCESS €200,000**

**FINAL OFFERS BY 12PM TUESDAY 16<sup>TH</sup> JUNE**

Property Reference: H2171



Luxury six bedroom dormer residence in excellent condition standing on c. 0.75 acres and located c. 3 miles from Roscommon Town, just off the Roscommon/Lanesboro Road. Boasting spacious living accommodation throughout, this property has a large yard to rear (with separate access) and outbuildings comprising double garage (overall area c. 460 sq. ft), five no. stables, tack room and hayshed (overall area c. 1,250 sq. ft) and huge potential for sand arena should the purchaser require same. Residential accommodation includes Ground Floor: reception hallway, open plan kitchen/dining/living/sitting room, utility, bedrooms four in all with one en-suite and bathroom, First Floor: bedrooms two in all and bathroom.

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

Contact the office on 090-6663700 for further details.

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**

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<b>Room</b>	<b>Area (Approx)</b>	<b>Room Details</b>
<b>Ground Floor</b>		
<i>Reception Hallway</i>	<i>16'6" x 8'6"</i>	<i>Doorway to, tiled/wooden floor, coving, centre rose &amp; centre light, stairs to 1<sup>st</sup> floor</i>
<b>Open Plan Kitchen/ Dining/Living/Sitting Room</b>		
<i>Sitting Room Area</i>	<i>16'2" x 13'9"</i>	<i>Coving, centre rose &amp; light, wooden floor</i>
<i>Dining/Living Area</i>	<i>19' x 14'</i>	<i>Bay window to front, wooden floor, spotlights, feature solid fuel stove, double doors to side</i>
<i>Kitchen Area</i>	<i>15' x 14'8"</i>	<i>Fitted kitchen including built in cooker, hob, extractor fan, dishwasher, centre island with sink unit, tiled floor, coving, spotlights</i>
<i>Utility</i>	<i>10' x 7'10"</i>	<i>Fitted units, tiled floor, door to rear, Grant indoor boiler</i>
<i>Bedroom 1</i>	<i>12'7" x 10'6"</i>	<i>Carpeted, coving, centre rose</i>
<i>Bedroom 2</i>	<i>14'7" x 14'</i>	<i>Bay window to front, carpeted, built in wall to wall wardrobe, coving, centre rose, en-suite off 9'1" x 6'9", toilet, wash hand basin, shower, fully tiled, spotlights</i>
<i>Bedroom 3</i>	<i>15'4" x 9'5"</i>	<i>Carpeted, coving, centre rose</i>
<i>Bedroom 4</i>	<i>14'6" x 10'9"</i>	<i>Carpeted, coving</i>
<i>Downstairs Bathroom</i>	<i>10'7" x 10'3"</i>	<i>(Wet Room) Toilet, wash hand basin, shower, corner bath, spotlights, tiled floor, part wall tiling</i>
<b>First Floor</b>		
<i>Open Plan Landing</i>	<i>21'2" x 16'</i>	<i>Suitable for many uses, spotlights, Velux windows to rear, hotpress (airing cupboard) off</i>
<i>Bedroom 5</i>	<i>14'4" x 10'8"</i>	<i>Carpeted, access to attic area (suitable for storage)</i>
<i>Bedroom 6</i>	<i>14'3" x 14'</i>	<i>Carpeted, built in wardrobe</i>
<i>Upstairs Bathroom</i>	<i>7' x 6'1"</i>	<i>Toilet, wash hand basin, shower, fully tiled, spotlights</i>

### **OTHER FEATURES**

- *Stable 1 – 13'8" x 12'1" – Door to*
- *Stable 2 – 13'8" x 12' – Door to*
- *Stable 3 – 13'8" x 12' – Door to*
- *Stable 4 – 13'8" x 12'4" – Door to*
- *Stable 5 – 13'8" x 10'2" – Door to*
- *Tack Room - 13'8" x 7'2"- Door to*
- *Hayshed - 20' x 17'*
- All supplied with water. All dividing units in stables can be removed/altered if desired*
- *Own well water to house, new treatment system with U.V light*
- *Oil fired central heating/Solid fuel heating – combi boiler with three zones*
- *Timber decking to rear*
- *Double Garage- Front- 17' x 17' – roller door to, incorporating toilet with separate access to oil boiler, Rear – 17' x 10' – double doors to*
- *Laid lawns, large mature garden to front*
- *Driveway kerbed and stoned (extends to side)*
- *Separate access to rear yard*
- *Block wall to front*
- *Range of flower/shrubbery beds*
- *Cast iron gates to front*
- *Timer for outside lights*

**RECEPTION HALLWAY**



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**SITTING ROOM**



**KITCHEN**



**DINING/ LIVING ROOM**



**DINING/ LIVING ROOM**



**UTILITY**



**DOWNSTAIRS BATHROOM**



**BEDROOM**



**BEDROOM**



**BEDROOM**



**BEDROOM**



**BEDROOM**



**BEDROOM**



**EN-SUITE BATHROOM**



**UPSTAIRS BATHROOM**



**OPEN PLAN LANDING**



**OPEN PLAN LANDING**



**OUTBUILDINGS/ STABLES TO REAR**



**OUTBUILDINGS/ STABLES TO REAR**



**OUTBUILDINGS/ STABLES TO REAR**



**OUTBUILDINGS/ STABLES TO REAR**



**OUTBUILDINGS/ STABLES TO REAR**



**SEPARATE ENTRANCE TO YARD**



**REAR VIEW OF HOUSE**



**REAR VIEW OF HOUSE**



**GARDEN/ YARD TO REAR**



**GARDEN/ YARD TO REAR**



**FRONT OF HOUSE**



**FRONT OF HOUSE**



**MAP OF PROPERTY**

