

FOR SALE

Lisacarra

Kilkerrin

Co. Galway

Eircode: H53 FK10



Very spacious four bedroom dormer residence with a gross area of c. 2,500 sq. ft. finished to a very high standard with detached garage to rear c. 320 sq. ft altogether standing on c. 0.55 acres with unrivalled views of the surrounding countryside. Located c. 2 kilometres from Kilkerrin Village and convenient to Clonberne, Glenamaddy, Dunmore and Tuam, viewing comes highly recommended.

Accommodation includes Ground Floor: reception hallway, sitting room, kitchen/dining room, conservatory/sun room, utility, bedroom with en-suite off, First Floor: bedrooms 3 in all with one en-suite, and bathroom.

Viewing strictly by appointment with the auctioneer and can be arranged by contacting the office on 090 6663700. Viewings at evenings, weekends and Bank Holidays also accommodated

These particulars are issued by Ivan Connaughton M.S.C.S.I., Auctioneer & Valuer - 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 **PSRA LICENCE NO: 001350**

Office Tel: 09066 63700 E-mail: info@ivanconnaughton.com

Room	Area (Approx)	Room Details
Ground Floor		
Reception Hallway	20'10" x 8'9"	Upvc doorway to, tiled floor stairs to first floor
Sitting Room	15'8" x 14'9"	Horse Flame solid fuel stove with stone outset, wooden floor
Kitchen/Dining Room	28'4" x 16'6"	Fully fitted kitchen including built in cooker, fridge freezer, dishwasher, hob, extractor fan, wooden floor, Horse Flame solid fuel stove with stone outset, breakfast counter, double doors to conservatory/sun room
Conservatory/Sun Room	13'8" x 12'	Wooden floor, double doors to kitchen/dining room, sliding door to rear
Utility	12'4" x 10'2"	Fitted units, indoor Warm Flow boiler, tiled floor, door to rear, incorporating hotpress (airing cupboard), shared bathroom (en-suite) with bedroom 1
Bedroom 1	14'8" x 13'3"	Wooden floor, walk in wardrobe off, shared en-suite off 10' x 6'4", toilet, wash hand basin, shower, fully tiled
First Floor		
Landing	13'7" x 7'6"	Wooden floor
Bedroom 2	15'9" x 15'	Wooden floor, bay window to front, walk in wardrobe off 8'10" x 8', shelved, wooden floor, en-suite off 8'4" x 7'3", toilet, wash hand basin, bath, shower separate, fully tiled
Bedroom 3	15'3" x 11'10"	Wooden floor
Bedroom 4	16'4" x 10'3"	Wooden floor, bay window to front
Bathroom	8'5" x 8'4"	Toilet, wash hand basin, bath, shower separate, fully tiled

OTHER FEATURES

- **Garage to rear c. 20' x c. 16' – fitted units, double doors to front**
- **Laid lawns, large garden to rear**
- **Block wall to front**
- **Driveway kerbed and stoned**
- **Oil fired central heating**
- **Unrivalled views of surrounding countryside**
- **Cobble locking to rear**
- **Pressurized water system which provides power showers to all bathrooms.**

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Office Number: 090 666 3700 Mobile: 086 8985013

*Reception
Hallway*



*Sitting
Room*



*Kitchen/
Dining
Room*



*Kitchen/
Dining
Room*



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***Kitchen/
Dining
Room***



***Kitchen/
Dining
Room***



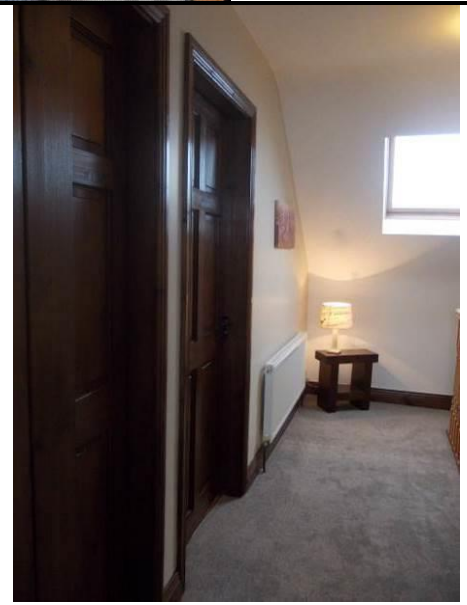
***Bedroom
1***



En-Suite



Landing



<p><i>Bedroom</i></p>			
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En-Suite



Bathroom



Garage



Garden to Rear



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View to Rear



View to Front



Front of House



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MAP OF PROPERTY

