

# For Sale

Rathbrenan, Co. Roscommon. F42 PK09

*Dormer Residence*



**Guide Price: €380,000**

DNG Ivan Connaughton are delighted to present to market this exceptional four-bedroom dormer-style residence, offering luxury living in a tranquil rural setting. Boasting a generous floor area of c. 2,236 sq.ft, this pristine home is finished to a high standard throughout and provides an ideal blend of countryside charm and modern comfort. Set out on a generous c. 0.91 acre site, the property enjoys beautifully maintained gardens, ample outdoor space, and the added benefit of a garage (c. 206 sq.ft) and stables to the rear (c. 374 sq.ft), perfect for those with equestrian interests or additional storage needs.

Internally, the home features bright and spacious living accommodation perfect for family life and entertaining. The property is ideally located just c. 3.5 miles from Roscommon Town and only 3 miles from the picturesque Castlecoote Village, while also enjoying spectacular views of the surrounding countryside. This unique residence offers the perfect opportunity to enjoy rural living with all amenities just a short drive away.

Viewing is strictly by appointment only.

**For further details, contact DNG Ivan Connaughton on 090-6663700**

## **Ground Floor**

### **Entrance Hall**

20'4" (6.2m) x 7'10" (2.39m)

### **Living Room**

17'6" (5.33m) x 13'9" (4.19m)

### **Downstairs Bedroom**

14'9" (4.5m) x 11'9" (3.58m)

### **Downstairs En-Suite**

10'3" (3.12m) x 3'10" (1.17m)

### **Office**

10'3" (3.12m) x 5'5" (1.65m)

### **Open Plan Kitchen/Dining Area**

23'11" (7.29m) x 15'8" (4.78m)

### **Open Plan Living Area**

14'2" (4.32m) x 13'0" (3.96m)

### **Utility**

6'8" (2.03m) x 9'9" (2.97m)

### **Downstairs Bathroom**

6'8" (2.03m) x 5'4" (1.63m)

## **First Floor**

### **Bedroom**

13'6" (4.11m) x 13'8" (4.17m)

### **Bedroom**

12'6" (3.81m) x 8'11" (2.72m)

### **Bedroom with En-Suite**

10'9" (3.28m) x 10'7" (3.23m)

### **Upstairs En-Suite**

8'1" (2.46m) x 6'4" (1.93m)

### **Storage Room**

13'10" (4.22m) x 8'0" (2.44m)

### **Walk-in Hot Press**

3'9" (1.14m) x 8'3" (2.51m)

















































