

**For Sale**

Turlaghmore, Taughmaconnell,  
Co. Roscommon. H53 XE13



## **Price Region: Offers in Excess of €250,000**

Attractive two bedroom bungalow residence in excellent condition standing on c. 0.66 Acres with detached garage to rear. Boasting spacious living accommodation throughout and with unrivalled views of the surrounding countryside.

The property is located in a much sought after area, c. 8 miles from Athlone Town, M6 Dublin to Galway Motorway & Ballinasloe Town.

Viewing comes highly recommended.

The auctioneer invites enquiries and offers for immediate sale.

**For further details & viewing, contact sole selling agents DNG Ivan Connaughton on 090-6663700**

**Entrance Hall**

4.3m (14'1") x 1.64m (5'5")

**Kitchen/Dining/Living Area**

5.97m (19'7") x 4.2m (13'9")

**Living Room**

3.91m (12'10") x 4.19m (13'9")

**Utility Room**

2.74m (9'0") x 1.74m (5'9")

**Bedroom**

3.16m (10'4") x 4.31m (14'2")

**Bedroom**

2.86m (9'5") x 3.63m (11'11")

**Bathroom**

1.97m (6'6") x 2.43m (8'0")

**OTHER FEATURES**

- Block wall to front, cast iron gates at entrance
- Driveway kerbed & tarmacadamed, extends to rear
- Detached garage to rear
- Oil & solid fuel heating
- Laid lawns
- Overall site area c. 0.66 Acres
- Mature trees to rear boundaries
- Prime location in much sought after area







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<div data-bbox="861 600 1500 1205"> <p><b>Kitchen / Dining / Living Area</b> 19'7" x 13'9" 5.97 x 4.20 m</p> <p><b>Utility Room</b> 8'11" x 5'8" 2.74 x 1.74 m</p> <p><b>Bedroom</b> 9'4" x 11'10" 2.86 x 3.63 m</p> <p><b>Bathroom</b> 6'5" x 7'11" 1.97 x 2.43 m</p> <p><b>Entrance Hall</b> 14'1" x 5'4" 4.30 x 1.64 m</p> <p><b>Bedroom</b> 10'4" x 14'1" 3.16 x 4.31 m</p> <p><b>Living Room</b> 12'9" x 13'9" 3.91 x 4.19 m</p> </div> <div data-bbox="810 824 837 981"> <p>Floor 0 Building 1</p> </div>	<div data-bbox="1348 1780 1476 1966"> </div> <div data-bbox="869 1765 901 1982"> <p>Approximate total area<sup>m</sup></p> </div> <div data-bbox="810 1836 865 1910"> <p>1217 ft<sup>2</sup> 113.1 m<sup>2</sup></p> </div>
<div data-bbox="252 790 646 1025"> <p><b>Garage</b> 21'0" x 12'7" 6.41 x 3.84 m</p> </div> <div data-bbox="95 824 122 981"> <p>Floor 0 Building 2</p> </div>	<div data-bbox="323 1758 347 1989"> <p>(1) Excluding balconies and terraces</p> </div> <div data-bbox="164 1758 268 1989"> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> </div> <div data-bbox="124 1825 148 1919"> <p>GIRAFFE 360</p> </div>