

RESIDENCE FOR SALE

“Woodberry Lodge”

Barrymore

Kiltoom

Athlone

Co. Roscommon

Eircode: N37 YK59

PRICE REGION: EXCESS €295,000

BER E1

Property Reference: K2061



A fantastic four bedroom detached bungalow set on 0.75 acres of professionally landscaped gardens nestled in the sought after community of Barrymore, just 3km outside Athlone. A short stroll from the shores of Lough Ree and comfortable walking distance to Hodson Bay and the picturesque Athlone Golf Club, and the adjacent hotel and fitness centre, this property is presented in walk-in condition throughout. The Property is serviced by fibre broadband and includes a wireless alarm system, front door video intercom and oil fired central heating. With a circa 1,400 sq ft main building, 500 sq ft adjacent garage and 250 sq ft storage shed and with a double entrance from the roadway, this property provides exciting potential for various expansion and conversion opportunities.

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.

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

To the rear of the main building is a recently installed raised patio area stretching to almost 700 sq ft (65 sq m) providing a private and sheltered retreat looking over the beautiful south facing rear garden.

Accommodation includes reception hallway, kitchen, sunroom, dining room, living room, art studio/utility, bedrooms 4 in all with one en-suite, and bathroom.

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

For further details contact the office on 090 6663700. Viewings at evenings, weekends and Bank Holidays also accommodated.

Room	Area (Approx)	Room Details
<i>Reception Hallway</i>	<i>16'6" x 32'</i>	<i>Carpeted with telephone/broadband point and feature wooden ceiling in the main entrance area. Enclosed coat/storage cupboard. Stira attic stairs leading to very large partially floored attic.</i>
<i>Dining Room</i>	<i>10'8" x 12'8"</i>	<i>Carpeted with marble fireplace and triple pass 'grant' back boiler installed. Leading to Sunroom</i>
<i>Sun Room</i>	<i>11'6" x 10'</i>	<i>Wooden floored with high wooden ceiling and panoramic views of the south facing landscaped rear garden</i>
<i>Living Room</i>	<i>14'8" x 15'10"</i>	<i>Carpeted with feature wooden ceiling and marble fireplace</i>
<i>Kitchen</i>	<i>8'10" x 12'8"</i>	<i>Fully fitted kitchen with dishwasher, fridge/freezer, integrated double oven and hob. Leads via feature archway to dining area and hallway. Rear door to garden.</i>
<i>Art Studio/ Utility</i>	<i>13'4" x 22'2"</i>	<i>Carpeted area with storage heating and installed sink, washing machine and tumble dryer. Currently used as an art studio, this area includes built-in storage cupboards.</i>
<i>Hotpress</i>	<i>4'7" x 2'6"</i>	<i>With ample shelving. Hot water cylinder with immersion.</i>
<i>Bedroom 1</i>	<i>9' x 11'7"</i>	<i>Carpeted double bedroom</i>
<i>Bedroom 2</i>	<i>9'6" x 12'2"</i>	<i>Carpeted double bedroom</i>
<i>Bedroom 3</i>	<i>9'2" x 9'7"</i>	<i>Carpeted double bedroom</i>
<i>Bedroom 4 Master Bedroom</i>	<i>16'7" x 11'7"</i>	<i>Large double bedroom with TV and telephone point, built-in large SlideRobe and integrated ceiling lights, en-suite off 5'7" x 9'2", generous en-suite with neutral suite of WC, wash-hand basin and large corner shower unit with power shower. Tiled floor and shower area.</i>
<i>Bathroom</i>	<i>6'2" x 8'5"</i>	<i>With coordinating neutral suite of WC, wash-hand basin and bath with power shower. With tiled floor and bath area.</i>

OTHER FEATURES

- *Garage – 13'4" x 13'4" Large garage with double hardwood doors to front.*
- *Outdoor storage shed – 14'4" x 16'4" Incorporating oil storage tank, this area has been fully enclosed by the current owner with access door.*

*Reception
Hallway*



Living Room



Living Room



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*Dining/
Sunroom*



*Dining/
Sunroom*



*Dining/
Sunroom*



*Dining/
Sunroom*



Kitchen



Kitchen



Kitchen



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Bedroom 1



Bedroom 2



Bedroom 3



*Master
Bedroom*



En-suite



Bathroom



*Art
Studio/
Utility*



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*Art Studio/
Utility*



*Art Studio/
Utility*



Garage



Storage Shed



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Garden



Garden



Garden



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Garden



Garden



Rear View of House



Rear View of House



*Rear View of
House*



*Rear View of
House*



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Rear View of House



Front View of House



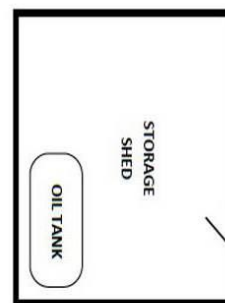
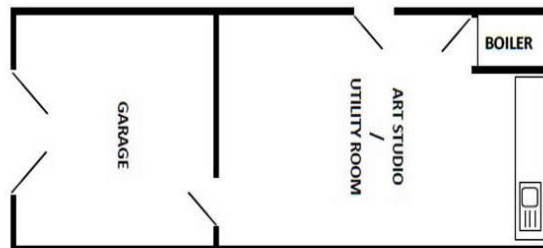
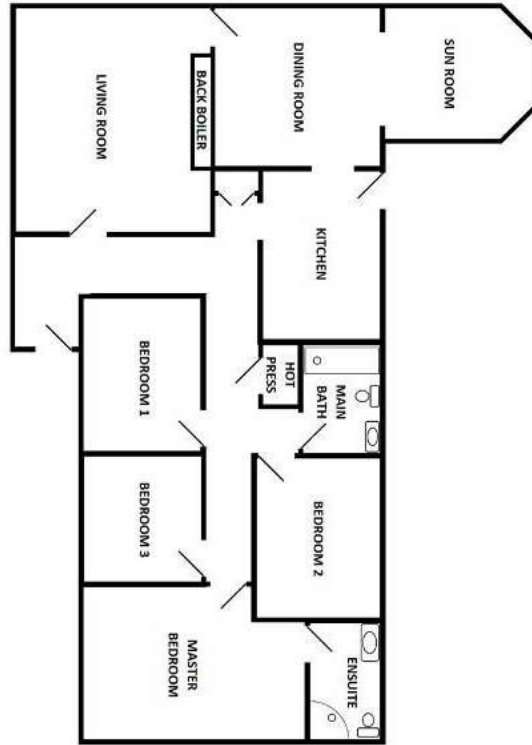
Front View of House



Front View of House



*Main Floor
Plan
&
Garage and
Shed Floor
Plan*



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