

RESIDENCE FOR SALE

**No. 24 Castle Manor
Racecourse Road
Roscommon Town**

PRICE REGION: €200,000

Property Reference: M554N

BER C3



Spacious new four bedroom new detached two-storey residence c.1,680 sq. ft located in much sought after area within walking distance of all amenities. Built to a very high standard. Accommodation includes Ground Floor: reception hallway, sitting room, kitchen, living/dining room, utility, bedroom with en-suite, First Floor: bedrooms 4 in all with one en-suite and bathroom. To arrange a viewing contact Ivan on 086 8985013.

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.

<i>Room</i>	<i>Area (Approx)</i>	<i>Room Details</i>
<i>Ground Floor</i>		
<i>Reception Hallway</i>	<i>15'5" x 7'</i>	<i>Doorway to, stairway to 1st floor, tiled floor</i>
<i>Sitting Room</i>	<i>19'2" x 12'1"</i>	<i>Fitted fireplace (provision for solid fuel stove), bay window to front, double doors to kitchen/dining, wooden floor</i>
<i>Kitchen</i>	<i>19'7" x 15'</i>	<i>Double door to sitting room & living/dining room, fitted kitchen units, tiled floor</i>
<i>Living/ Dining Room</i>	<i>14'2" x 9'5"</i>	<i>Wooden floor, double doors to rear</i>
<i>Utility</i>	<i>9'7" x 5'</i>	<i>Door to rear, plumbed, toilet off 6'7" x 5' toilet, wash hand basin, tiling, storage room off, fitted units</i>
<i>Bedroom 1</i>	<i>13'3" x 9'4"</i>	<i>Built in wardrobe, wooden floor, en-suite off 9' x 3'6" toilet, wash hand basin, shower, tiling</i>
<i>First Floor</i>		
<i>Landing</i>		<i>Hotpress off</i>
<i>Bedroom 2</i>	<i>12' x 11'1"</i>	<i>Built in wardrobe, en-suite off 7' x 5'4" toilet, wash hand basin, shower, tiling, walk in wardrobe off 8' x 7'</i>
<i>Bedroom 3</i>	<i>13' x 9'9"</i>	<i>Built in wardrobe</i>
<i>Bedroom 4</i>	<i>9'4" x 8'10"</i>	
<i>Bathroom</i>	<i>7'10" x 6'2"</i>	<i>Toilet, wash hand basin, bath, tiling</i>

OTHER FEATURES

- *Stira stairs to attic, attic area floored*
- *Painting internally & externally*
- *Lawns levelled & seeded*
- *Doors, architrave & skirting*
- *Sanitary ware*
- *Driveway kerbed & Tarmacadamed*
- *Oil fired central heating*
- *Tiling to kitchen floor, utility, reception hallway and wet areas*
- *Triple glazed windows*
- *Foundation complete for rear garage*