

For Sale

The Demesne, Frenchpark
Co. Roscommon. F45 D292

4 Bedrooms| Detached

(option to purchase c. 7.45 Acres)



Price Region: €220,000

Attractive four bedroom dormer residence with a Gross Internal Area of c 1,792 sq.ft and detached garage to rear c. 250 sq. st. The residence was built and complete to a very high standard but never occupied. Boasting commanding views of the Hill of Keash and surrounding countryside, the residence stands on c.0.6 Acres, with an option to purchase c. 7.45 Acres adjoining. Accommodation includes Ground Floor: reception hallway, sitting room, living room, kitchen, dining room, utility, bedroom, W.C., First Floor: bedrooms three in all with one en-suite and bathroom.

Viewing comes highly recommended.

**To arrange a viewing, contact the office on 090-6663700
Viewings at evenings, weekends and Bank Holidays also
accommodated.**

Hall

17'0" (5.18m) x 6'8" (2.03m) Doorway to, stairs to first floor, tiled floor, hotpress (airing cupboard) off

Sitting Room

14'11" (4.55m) x 12'8" (3.86m) Wooden floor, bay window to front, cast iron fireplace with Pine surround

Living Room

12'0" (3.66m) x 9'10" (3m) Open fireplace, wooden floor

Kitchen

18'8" (5.69m) x 11'11" (3.63m) Fitted units, tiled floor

Dining Room

10'10" (3.3m) x 9'10" (3m) Wooden floor, patio door to rear

Utility

6'5" (1.96m) x 5'1" (1.55m) Door to rear, tiled floor

Bedroom One

12'6" (3.81m) x 11'11" (3.63m) Wooden floor

W.C.

7'10" (2.39m) x 5'2" (1.57m) Toilet, wash hand basin, tiled floor

Landing

Wooden floor

Bedroom Two

13'3" (4.04m) x 12'6" (3.81m) Wooden floor, en-suite off 6'10" x 4'9", toilet, wash hand basin, shower, tiled floor, part wall tiling

Bedroom Three

15'8" (4.78m) x 10'10" (3.3m) Wooden floor, bay window to front

Bedroom Four

12'7" (3.84m) x 12'0" (3.66m) Wooden floor, bay window to front

Bathroom

12'6" (3.81m) x 7'0" (2.13m) Toilet, wash hand basin, bath with shower over, tiled floor, part wall tiling

FEATURES

- Garage to rear 19'9" x 13', Door to side
- Oil fired central heating
- Septic tank
- Laid lawn, large site overall area c. 0.6 Acres
- Driveway kerbed and stoned, extends around house
- Block wall to front
- Unrivalled views of surrounding countryside
- Option to purchase c. 7.45 Acres adjoining



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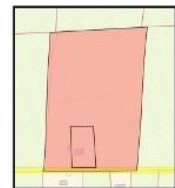








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 4
  3
  3
  24m² / 258ft²
 0.6 ac / 0.24 he or/and 7.45 ac / 3.01 he

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Approx. total internal floor area 166m² / 1792ft²

DISCLAIMER: Floor plan measurements are approximate and are for illustrative purposes only

Office: Main Street, Athleague, Roscommon, County Roscommon, F42 TW70

Tel: 090-6663700

Email: info@cannaughtonauctioneers.ie