

**FOR SALE**

**11 Castle Manor  
Racecourse Road  
Roscommon Town**

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Office Number: 090 666 3700 Mobile: 086 8985013

**PRICE REGION: €195,000 O.N.O**

Property Reference: Q1502A



Very spacious five bedroom detached two storey residence finished to a very high standard located in much sought after area of Roscommon Town. Overlooking the green area and with views of Roscommon Castle, viewing of this residence is highly recommended. Accommodation includes Ground Floor: reception hallway, sitting room, kitchen/dining room, living room, bedroom with en-suite, utility, First Floor: bedrooms four in all with one en-suite and bathroom.

All offers invited for immediate sale.

Contact the office on 090 6663700 to arrange a viewing.

**Viewings at evenings, weekends and Bank Holidays also accommodated.**

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.

Office Address: Main Street, Athleague, Co. Roscommon

Office Tel: 09066 63700 E-mail: [info@ivanconnaughton.com](mailto:info@ivanconnaughton.com) **PSRA NO: 001350**

<b>Room</b>	<b>Area (Approx)</b>	<b>Room Details</b>
<b>Ground Floor</b>		
<i>Reception Hallway</i>	<i>15'9" x 6'11"</i>	<i>Doorway to, tiled floor, stairs to first floor with storage under</i>
<i>Sitting Room</i>	<i>18'9" x 11'10"</i>	<i>Feature marble fireplace with solid fuel Olymberyl stove inset, built in units with TV inset, wooden floor, bay window to front, centre light, double doors to kitchen/ dining</i>
<i>Kitchen/Dining Room</i>	<i>19'3" x 15'6"</i>	<i>Fully fitted kitchen including built in electric cooker, gas hob, extractor fan, Beko fridge freezer, dishwasher, tiled floor, centre lights, inset tiling, double doors to sitting room</i>
<i>Living Room</i>	<i>14' x 9'3"</i>	<i>Double doors to kitchen/dining, sliding doors to rear, centre light</i>
<i>Bedroom 1</i>	<i>11'5" x 9'3"</i>	<i>Wooden floor, built in wardrobes, en-suite off 9'2" x 3', toilet, wash hand basin, shower, fully tiled</i>
<i>Utility</i>	<i>9'6" x 5'</i>	<i>Built in units, washing machine, dryer, door to rear, tiled floor, storage area off, W.C. off 6'5" x 4'10", toilet wash hand basin, fully tiled</i>
<b>First Floor</b>		
<i>Landing</i>	<i>8' x 5'</i>	<i>Carpeted, hotpress (airing cupboard off)</i>
<i>Bedroom 2</i>	<i>10' x 7'9"</i>	<i>Walk in wardrobe, carpeted, built in wardrobe</i>
<i>Bedroom 3</i>	<i>13' x 11'1"</i>	<i>Carpeted, built in wardrobe, en-suite off 7' x 5'4", toilet, wash hand basin, shower, fully tiled</i>
<i>Bedroom 4</i>	<i>13' x 9'7"</i>	<i>Carpeted</i>
<i>Bedroom 5</i>	<i>9'4" x 8'9"</i>	<i>Carpeted</i>
<i>Bathroom</i>	<i>7'10" x 6'3"</i>	<i>Toilet, wash hand basin, bath, fully tiled</i>

**OTHER FEATURES**

- *Stira stairs to attic, suitable for storage*
- *Garden shed to rear*
- *Oil fired central heating*
- *Laid lawns to rear*
- *Driveway kerbed and tarmacadamed*
- *Block wall to front and side boundaries*

*Reception  
Hallway*



*Reception  
Hallway*



*Living Room*



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*Sitting Room*



*Sitting Room*



*Kitchen/ Dining Room*



*Kitchen/ Dining Room*



*Bedroom*



*Bedroom*



*Bedroom*



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*Bedroom*



*Bathroom*



*View to Rear*



*Garden*

