



Very spacious six bedroom dormer residence finished to the highest of standards and excellently maintained by its present owners standing on a c. 0.5 acre mature private site. This property is located just off the Boyle Road in a much sought after location and close to all amenities with viewing highly recommended. Accommodation includes ground flooring: porch to front, reception hallway, sitting room, kitchen, dining/living room, conservatory/sun room, utility, bedrooms two in all with two en-suite, first flooring: office, bedrooms four in all with two en-suite and bathroom.

To arrange a viewing call the office on 090-6663700

Viewings at evenings, weekends and Bank Holidays also accommodated

Joint Agent: Sean Naughton Auctioneer, The Square, Roscommon Town. Tel: 090-6625080

These particulars are issued by Ivan Connaughton MIPAV of Connaughton Auctioneers - 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 F42 TW70

Office Tel: 090-6663700 E-mail: [info@connaughtonauctioneers.ie](mailto:info@connaughtonauctioneers.ie)

<b>Room</b>	<b>Area (Approx)</b>	<b>Room Details</b>
<b>Ground Flooring</b>		
<i>Porch To Front</i>		
<i>Reception Hallway</i>	<i>13'4" x 11'</i>	<i>Entrance doorway to, solid pine flooring, stairway to 1<sup>st</sup> flooring, coving, centre rose, centre light, closet off</i>
<i>Sitting Room</i>	<i>24' x 13'</i>	<i>Solid pine flooring, feature marble fireplace, gas fire, bay window to front, coving, centre rose, two centre lights, double doors to conservatory/sunroom</i>
<i>Dining/Living Room</i>	<i>13' x 12'3"</i>	<i>Cast iron fireplace, mahogany surround, double doors off to reception hallway, solid pine flooring, coving, centre rose</i>
<i>Conservatory/Sun Room</i>	<i>14' x 12'</i>	<i>Solid pine flooring, feature raised timber ceiling</i>
<i>Kitchen</i>	<i>14' x 14'</i>	<i>Fully fitted kitchen with integrated electric oven, gas hob, Belfast sink, feature brick wall with AGA oil fired range inset (heats water), tiled flooring, attractive beams to ceiling, centre light with fan</i>
<i>Utility</i>	<i>13'x 6'</i>	<i>Fully fitted units, tiled flooring, part wall tiling, door to rear gardens, storage room off (fully tiled), toilet off (fully tiled), toilet, wash hand basin</i>
<i>Bedroom 1</i>	<i>15'4"x 13'</i>	<i>Bay window to front, solid pine flooring, wall to wall built in wardrobes, coving, centre rose, en-suite off 6'2"x 4'5", toilet, wash hand basin, shower</i>
<i>Bedroom 2</i>	<i>13'2"x 11'6"</i>	<i>Carpeted flooring, wall to wall wardrobe with bed inset, en-suite off, toilet, wash hand basin, shower, fully tiled</i>
<b>First Flooring</b>		
<i>Landing</i>	<i>27' x 3'</i>	<i>Carpeted flooring, walk in hotpress (airing cupboard) off</i>
<i>Office</i>	<i>7'9" x 6'7"</i>	<i>Carpeted flooring</i>
<i>Bedroom 3</i>	<i>15'8" x 12'8"</i>	<i>Dormer window to front, carpeted flooring, incorporating walk in wardrobe, spotlights, en-suite off 8'1"x 6'6", toilet, wash hand basin, bath with shower over, part wall tiling</i>
<i>Bedroom 4</i>	<i>16' x 9'9"</i>	<i>Carpeted flooring, dormer window to front, vanity area</i>
<i>Bedroom 5</i>	<i>12'3" x 9'1"</i>	<i>Carpeted flooring, en-suite off 6'7"x 4'9", toilet, wash hand basin, shower, part wall tiling</i>
<i>Bedroom 6</i>	<i>15'10" x 9'9"</i>	<i>Carpet, dormer window to front, vanity area</i>
<i>Bathroom</i>	<i>10'6" x 6'5"</i>	<i>Toilet, wash hand basin, bath with shower over, solid pine flooring</i>



## **OTHER FEATURES**

- *Wall to front*
- *Cast iron gates to front*
- *Mature hedging on boundaries to sides & rear*
- *Cobblelock patio area to rear*
- *Extensive range of flowers & shrubbery beds*
- *Two garden sheds to rear*
- *Tarmacadam driveway kerbed extends to side*
- *Broadband*
- *Wired for alarm*

### **RECEPTION HALLWAY**



### **RECEPTION HALLWAY**



### **SITTING ROOM**



### **DINING LIVING ROOM**



### **KITCHEN**



### **KITCHEN**





**UTILITY**



**BEDROOM**



**BEDROOM**



**LANDING**



**BEDROOM**



**BEDROOM**



**BEDROOM**



**BEDROOM**





**BATHROOM**



**EN-SUITE**



**EN-SUITE**



**DRIVEWAY/ GARDEN TO FRONT**



**ENTRANCE**



**FRONT OF PROPERTY**



**PATIO AREA**



**REAR VIEW OF PROPERTY**





**GARDEN/REAR VIEW**



**GARDEN TO REAR**



**MAP OF PROPERTY**

