

# For Sale

Meadow View, Ballindrimley, Castlerea  
Co. Roscommon F45 AH58  
3 Bedrooms| Detached Bungalow

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**BER D2**



## Offers in Excess of €125,000

Three bedroom bungalow residence on large corner site of c. 4 acres with outbuildings to rear, located on the outskirts of Castlerea Town and all its amenities. In excellent condition this residence has extensive road frontage and is suitable for further development (Subject to Planning Permission).

Accommodation includes: reception hallway, living room, kitchen/dining room, utility room, bedrooms three in all 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**



### **Reception Hallway**

22'0" (6.71m) x 5'4" (1.63m) Doorway to, wooden flooring

### **Living Room**

14'6" (4.42m) x 10'0" (3.05m) Wooden flooring, solid fuel stove with back boiler, hotpress (airing cupboard off)



### **Kitchen/ Dining Room**

18'0" (5.49m) x 9'0" (2.74m) Fully fitted kitchen units, wooden flooring



### **Back Hallway/ Utility**

9'1" (2.77m) x 5'4" (1.63m) Plumbed for washing machine and dryer, door to rear garden

### **Bedroom 1**

13'7" (4.14m) x 11'5" (3.48m) Wooden flooring, fully fitted wardrobes

### **Bedroom 2**

13'6" (4.11m) x 11'7" (3.53m) Wooden flooring

### **Bedroom 3**

10'10" (3.3m) x 8'10" (2.69m) Wooden flooring

### **Bathroom**

7'8" (2.34m) x 5'3" (1.6m) Toilet, wash hand basin, shower, fully tiled





- Boiler House 9'2" x 7'2" – New oil boiler
- Outbuildings 24'6" x 11" – double doors to front
- Rear shed 14'1" x 13'1"
- Extensive road frontage on Castlerea/Loughglynn Road
- Concrete yard with block wall boundaries
- Upvc double glazed windows





