

For Sale

49 Cloontuskert, Lanesborough, Co. Roscommon.
N39 C920



Guide Price: Offers in Excess €150,000

DNG Ivan Connaughton presents to market this charming three bedroom semi-detached dormer style residence in excellent condition throughout with a floor area of c. 897 sq.ft. Situated in the peaceful residential area of Cloontuskert and located just minutes from the scenic town of Lanesborough and the shores of Lough Ree, this home offers a superb lifestyle opportunity with local amenities, schools, and transport links all within easy reach.

The residence boasts a bright and well proportioned layout with a warm and welcoming interior finish. The ground floor features a cozy living room, a modern fitted kitchen/dining area, two double bedrooms and modern style bathroom, while the first floor hosts one further double bedroom and bathroom. Occupying a generous corner site, the property benefits from two sheds (c. 197 sq.ft), a well maintained lawn and a decking area to the rear, perfect for outdoor entertaining or relaxing in privacy.

Viewing comes highly recommended and is by appointment only.

For further details, contact DNG Ivan Connaughton on 090-6663700

Ground Floor

Entrance Hall

4.61m (15'1") x 0.9m (2'11")

Living Room

3.48m (11'5") x 3.74m (12'3")

Kitchen/Dining Area

5.59m (18'4") x 3.9m (12'10")

Bedroom

2.77m (9'1") x 2.96m (9'9")

Bedroom

2.94m (9'8") x 2.72m (8'11")

Bathroom

1.91m (6'3") x 1.79m (5'10")

First Floor

Upstairs Bedroom

2.83m (9'3") x 4.35m (14'3")

Upstairs Bathroom

3.39m (11'1") x 1.58m (5'2")

OTHER FEATURES

- Much sought after location
- Large corner site
- Oil fired central heating
- Floor area c. 897 sq.ft
- Timber decking area to rear
- Laid lawns to rear
- Viewing highly recommended







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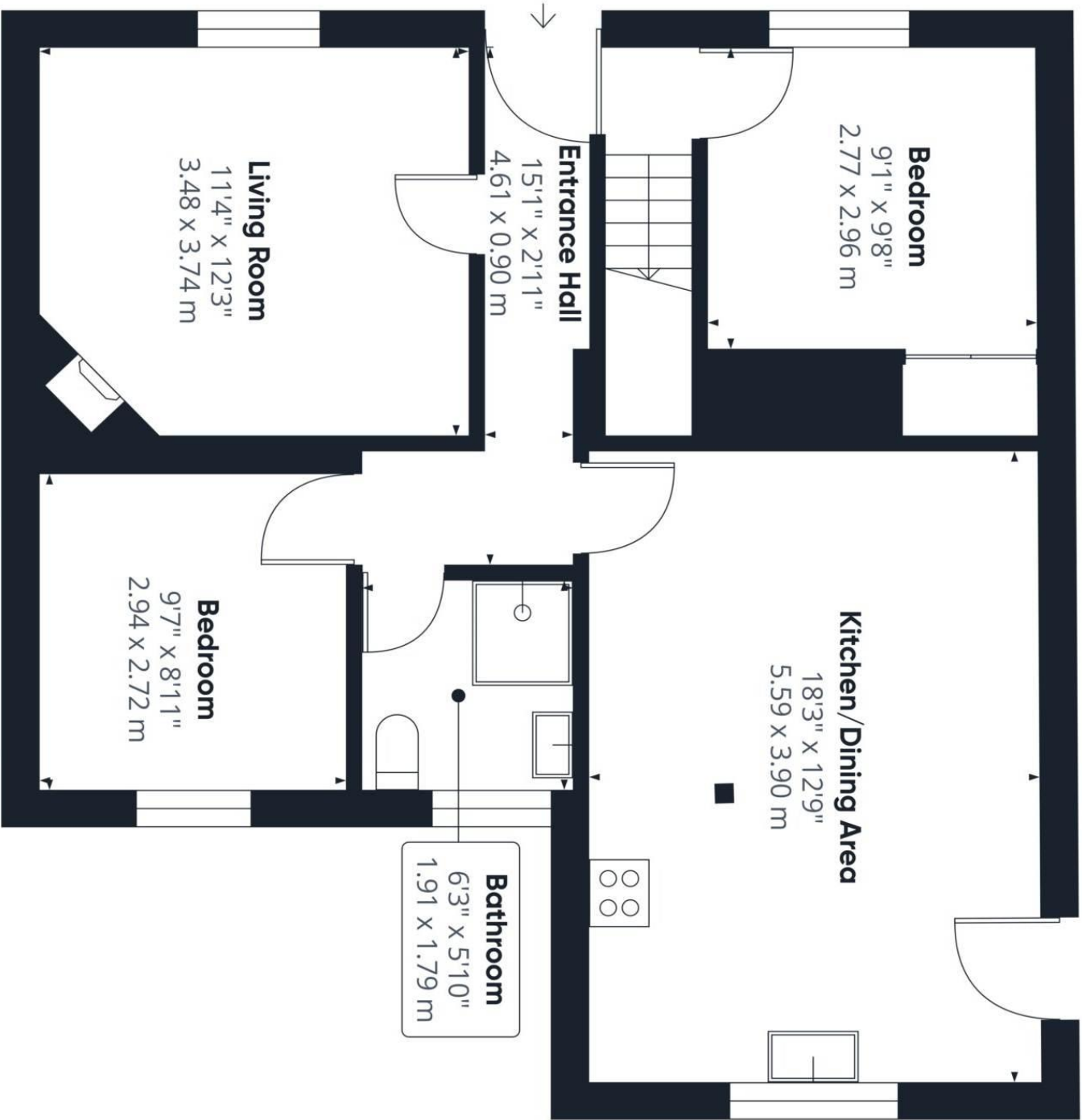
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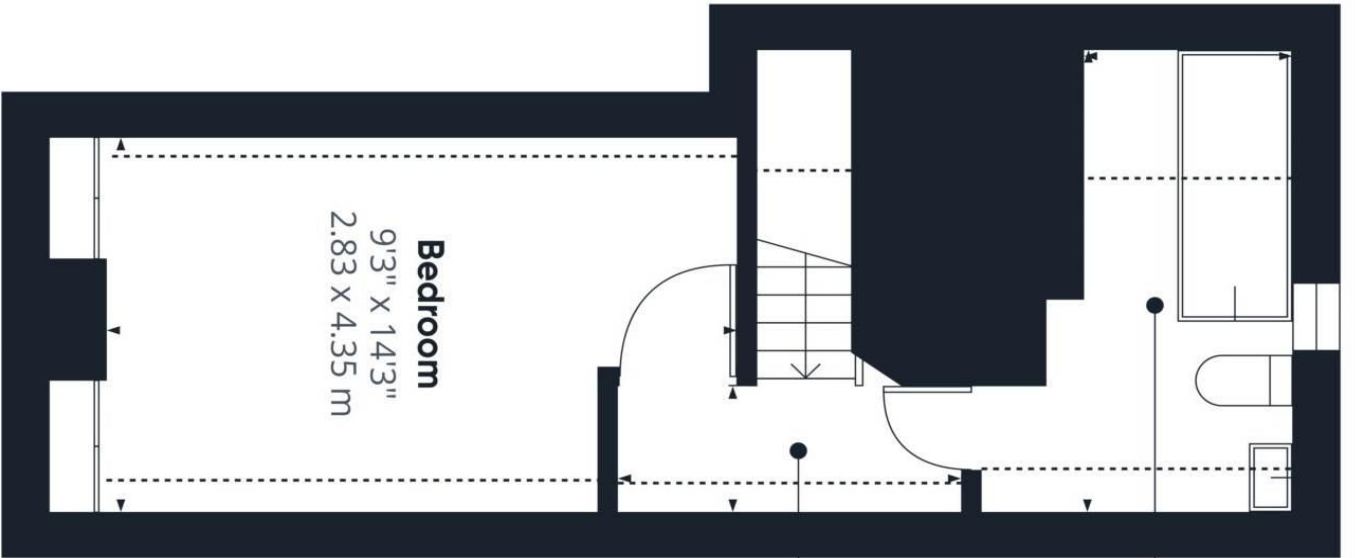








Floor 0 Building 1



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Approximate total area^m

223 ft²
20.7 m²

Reduced headroom

45 ft²
4.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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