



Very attractive three bedroom detached bungalow residence at the foot of Slievemore Mountain. The residence is in excellent condition and comes fully furnished with viewing highly recommended. Located just a short distance from Dugort Village on the island and many beaches renowned worldwide, this property offers the purchaser the unique opportunity to acquire a holiday/permanent home in a tranquil location. Accommodation includes reception hallway, sitting/living room, kitchen/dining room, bedrooms 3 in all with one en-suite and bathroom.

For further details and to arrange a viewing contact the office on 090 6663700.

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.

<i>Room</i>	<i>Area (Approx)</i>	<i>Room Details</i>
<i>Reception Hallway</i>	<i>5' x 4'8"</i>	<i>Doorway to, tiled floor, storage area off, double doors to kitchen/dining</i>
<i>Sitting/Living Room</i>	<i>16'6" x 12'6"</i>	<i>Feature open fireplace, wooden floor, door to rear, wall lights</i>
<i>Kitchen/Dining Room</i>	<i>16'7" x 11'8"</i>	<i>Fully fitted kitchen including built in cooker, hob, extractor fan, fridge freezer, washing machine, dishwasher, tiled floor, inset tiling, spotlights, hotpress (airing cupboard off)</i>
<i>Bedroom 1</i>	<i>10'4" x 8'5"</i>	<i>Wooden floor</i>
<i>Bedroom 2</i>	<i>16'4" x 10'10"</i>	<i>Wooden floor, en-suite off 5'6" x 5'1", toilet, wash hand basin, shower, tiled floor, part wall tiling</i>
<i>Bedroom 3</i>	<i>12'4" x 12'4"</i>	<i>Wooden floor</i>
<i>Bathroom</i>	<i>9' x 7'1"</i>	<i>Toilet, wash hand basin, shower, tiled floor, part wall tiling</i>
<u>OTHER FEATURES</u> <ul style="list-style-type: none"> ➤ <i>Storage heating throughout</i> ➤ <i>Coming fully furnished</i> 		

SITTING/ LIVING ROOM



SITTING/ LIVING ROOM



KITCHEN/ DINING ROOM



BEDROOM



BEDROOM



BEDROOM



BATHROOM



REAR OF PROPERTY



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