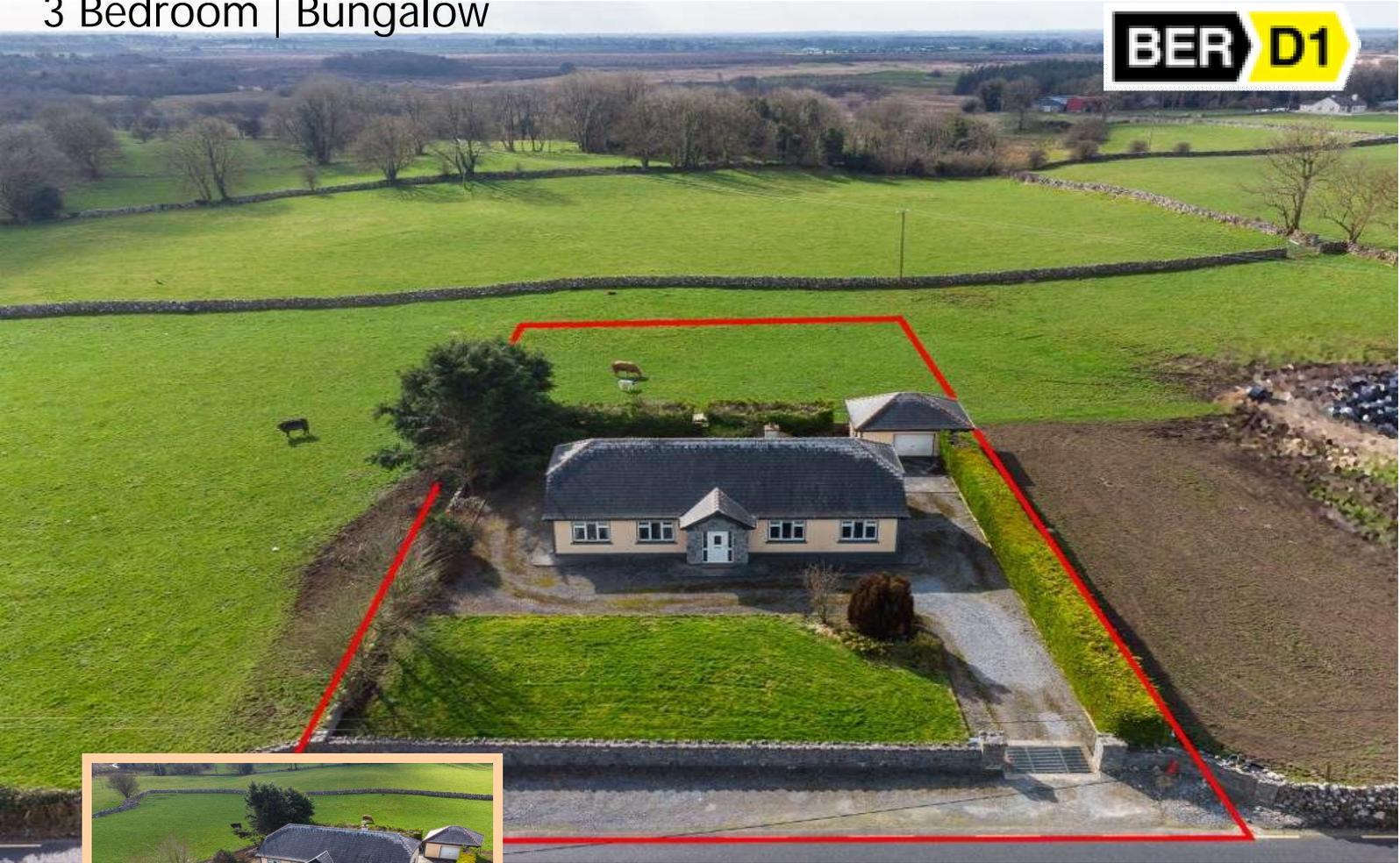


# For Sale

Killeglan, Taughmaconnell  
Co. Roscommon. H53 N563  
3 Bedroom | Bungalow



Offers in Excess of €195,000

Attractive three bedroom bungalow residence in excellent condition standing on c. 0.5 Acres with detached garage to rear. The residence boasts spacious living accommodation throughout and is located convenient to Ballinasloe and Athlone.

Accommodation includes reception hallway, sitting room, kitchen/dining/living room, utility, bedrooms three in all with one ensuite and bathroom.

**To arrange a viewing, contact the office on 090-6663700  
Viewings at evenings, weekends and Bank Holidays also accommodated.**

## Reception Hallway

4'11" (1.5m) x 18'4" (5.59m) uPVC doorway to, tiled floor, hotpress (airing cupboard) off, Stira stairs to attic, suitable for storage

## Sitting Room

13'3" (4.04m) x 10'10" (3.3m) Marble fireplace with electric fire inset, wooden floor, centre light

## Kitchen/Dining Room

17'1" (5.21m) x 14'5" (4.39m) Fully fitted kitchen including built in fridge freezer, dishwasher, cooker, hob, extractor fan, tiled floor, inset tiling, spotlights, french doors to side, solid fuel Waterford stove (assist heating) with feature brick outset, built in TV corner unit

## Living Area off Kitchen/Dining

10'8" (3.25m) x 10'10" (3.3m)

## Utility

8'0" (2.44m) x 7'5" (2.26m) Fitted units, built in washing machine and dryer, inset tiling, door to rear

## Bathroom

6'11" (2.11m) x 11'4" (3.45m) Toilet, wash hand basin, Jacuzzi bath, shower separate, fully tiled

## Bedroom One

13'5" (4.09m) x 11'0" (3.35m) wooden floor, walk in wardrobe off with shelving, ensuite off 4'11" x 6'7" toilet, wash hand basin, shower separate, fully tiled

## Bedroom Two

10'0" (3.05m) x 14'3" (4.34m) Wooden Floor

## Bedroom Three

11'6" (3.51m) x 10'10" (3.3m) Wooden Floor

- Detached garage to rear 18' x 15', roller door to front, door to side
- Wired for alarm
- Septic tank & percolation on site
- Feature traditional stone wall to front
- Driveway kerbed & stoned, extends around house
- Laid lawns to front
- Mature hedging to side and rear boundaries











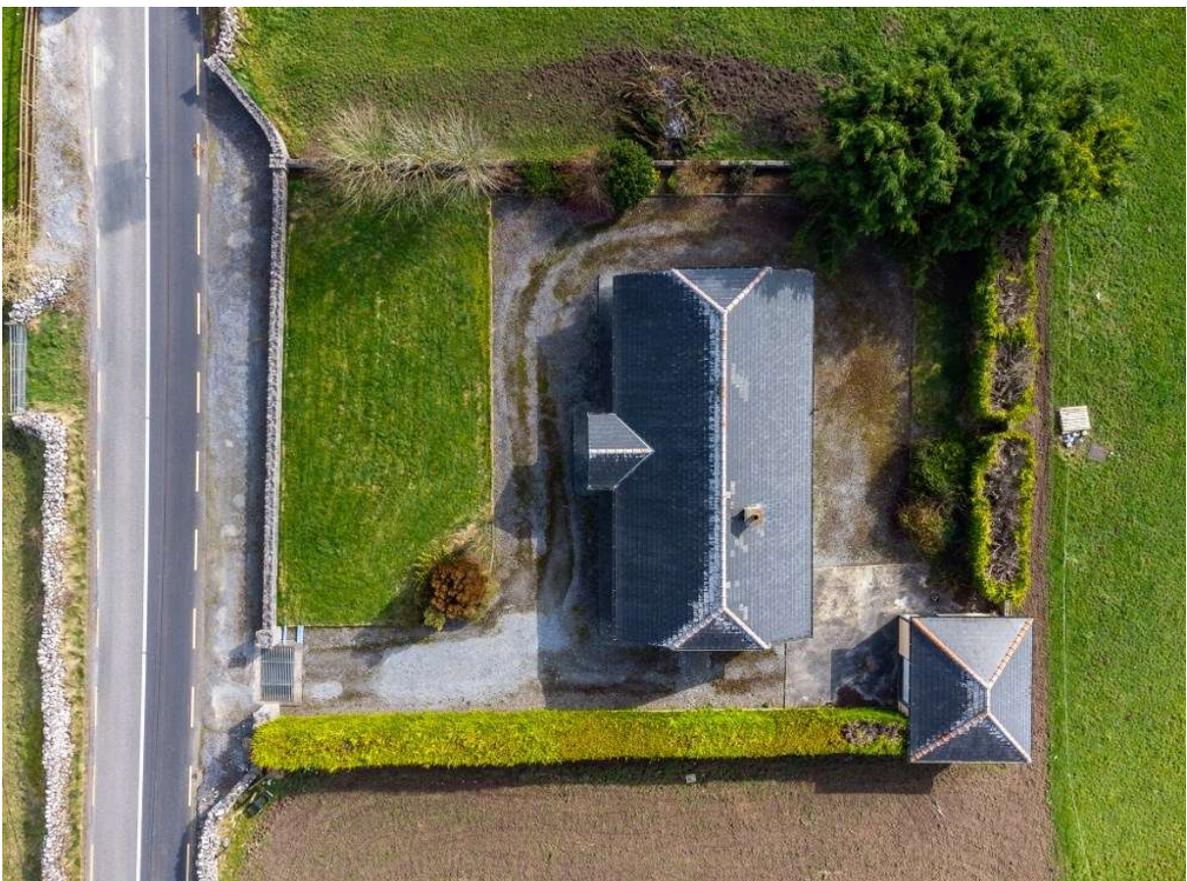






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3 2 2 16m<sup>2</sup> / 172ft<sup>2</sup> 0.50 ac / 0.20 he

Approx. total internal floor area 125m<sup>2</sup> / 1345ft<sup>2</sup>

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DISCLAIMER: Floor plan measurements are approximate and are for illustrative purposes only

Office: Main Street, Athleague, Roscommon, County Roscommon, F42 TW70

Tel: 090-6663700

Email: info@connaughtonauctioneers.ie