



Very spacious four bedroom two-storey residence standing on c. 0.75 acres adjacent Kilkerrin Village. The residence is in excellent condition throughout and viewing comes highly recommended.

Accommodation includes Ground Floor: porch to front, reception hallway, sitting room, kitchen/dining/living room, conservatory/sun room, office, garage/utility, First Floor: bedrooms four in all with one en-suite, shower room and bathroom.

For further details and viewing contact the office on 090-6663700

Viewings at evenings, weekends and Bank Holidays also accommodated

Joint Selling Agents: Keane Mahony Smith, Galway City. Tel: 091-563744

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 **PSRA LICENCE NO: 001350**

Office Tel: 090-6663700 E-mail: info@connaughtonauctioneers.ie

| <i>Room</i> | <i>Area (Approx)</i> | <i>Room Details</i> |
|-----------------------------------|--------------------------|--|
| <i>Ground Floor</i> | | |
| <i>Porch To Front</i> | <i>4'4" x 3'4"</i> | <i>UPVC doorway to, coving, centre rose</i> |
| <i>Reception Hallway</i> | <i>16'5" x 7'</i> | <i>Wooden floor, stairs to 1st floor, coving, centre rose</i> |
| <i>Office</i> | <i>9' x 5'</i> | <i>Wooden floor</i> |
| <i>Sitting Room</i> | <i>26'7" x 12'1"</i> | <i>EFEL oil stove with marble outset fireplace, fitted unties to each side, wooden floor, coving, centre roses</i> |
| <i>Kitchen/Dining/Living Room</i> | <i>31' x 13'6"</i> | <i>Wooden floor, fitted kitchen units, coving, centre roses</i> |
| <i>Conservatory/Sun Room</i> | <i>13'1" x 10'1"</i> | <i>Wooden floor, sliding door to decking to rear, feature brick finish to walls, wooden ceiling finish</i> |
| <i>Garage/Utility</i> | <i>31' x 11'10"</i> | <i>Tiled floor, garage door to front, door to rear, incorporating toilet and utility units, indoor boiler</i> |
| <i>First Floor</i> | | |
| <i>Landing</i> | <i>17' x 7'</i> | <i>Carpeted, hotpress (airing cupboard) off, coving, centre rose</i> |
| <i>Bedroom 1</i> | <i>13'1" x 10'9"</i> | <i>Carpeted, coving</i> |
| <i>Bedroom 2</i> | <i>11'5" x 9'10"</i> | <i>Carpeted, coving</i> |
| <i>Bedroom 3</i> | <i>14' x 13'3"</i> | <i>Carpeted, coving</i> |
| <i>Bedroom 4</i> | <i>13'4" x 12'2"</i> | <i>Carpeted, coving, incorporating en-suite, toilet, wash hand basin, shower, fully tiled</i> |
| <i>Shower Room</i> | | <i>Wooden floor, shower, wall tiling</i> |
| <i>Bathroom</i> | <i>9'4" x 7'8"</i> | <i>Toilet, wash hand basin, corner bath, wooden floor, wall tiling, coving</i> |

OTHER FEATURES

- *Mature hedging on all boundaries*
- *Block wall to front and side*
- *Range of maturing trees on property*
- *Laid lawns, large garden to front and rear*
- *Overall site area c. 0.75 acres*
- *Driveway kerbed and Tarmacadamed*
- *Timber decking to rear*
- *Garage/workshop to rear, doors to front and side, roller door to side*

RECEPTION HALLWAY



SITTING ROOM



KITCHEN/LIVING/DINING ROOM



KITCHEN/LIVING/DINING ROOM



CONSERVATORY/SUN ROOM



LANDING



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BEDROOM



BEDROOM



BEDROOM



BEDROOM



BATHROOM



FRONT OF HOUSE



FRONT OF HOUSE



GARAGE/UTILITY



REAR VIEW OF PROPERTY



GARAGE/WORKSHOP TO REAR



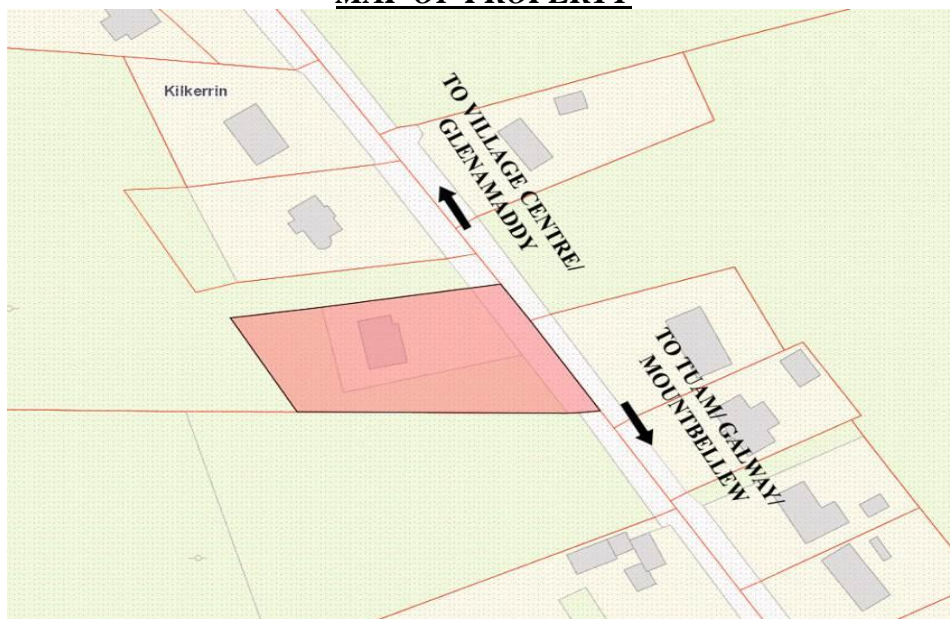
GARDEN TO SIDE



GARDEN TO FRONT



MAP OF PROPERTY



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