

# For Sale

Alberta, Knockroe, Castlerea, County Roscommon

| Detached Bungalow

1163 sqft (108 sqm)

**CONNAUGHTON**  
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Offers in the Region of €155,000

Attractive four bedroom bungalow residence located in much sought after area of Castlerea Town within walking distance of all amenities. This residence is in excellent condition with accommodation including porch to front, reception hallway, sitting room, kitchen/dining room, living room, bedrooms 4 in all with one en-suite, and bathroom.

Viewing comes highly recommended and can be arranged by contacting the office on 090-6663700

**Viewings at evenings, weekends and Bank Holidays also accommodated.**

PSRA Licence No. 001350

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

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### **Porch to Front**

Sliding doors to

### **Reception Hallway**

11'4" (3.45m) x 6'9" (2.06m) Carpeted, hotpress (airing cupboard) off



### **Sitting Room**

13'9" (4.19m) x 10'7" (3.23m) Tiled fireplace, carpeted, centre light

### **Kitchen/ Dining Room**

26'6" (8.08m) x 10'8" (3.25m) Fully fitted kitchen including built in cooker, hob, extractor fan, washing machine, dryer, dishwasher, fridge freezer, wooden/tiled floor, door to rear, double doors to living room



### **Living Room**

18'0" (5.49m) x 13'7" (4.14m) Wooden floor, feature wooden ceiling with spotlights and Velux windows

### **Bedroom 1**

9'10" (3m) x 8'3" (2.51m) Carpeted, built in wardrobe



### **Bedroom 2**

9'10" (3m) x 8'5" (2.57m) Carpeted, built in wardrobe

### **Bedroom 3**

9'8" (2.95m) x 8'10" (2.69m) Carpeted, built in wardrobe



### **Bedroom 4**

10'9" (3.28m) x 10'1" (3.07m) Carpeted, built in wardrobe, en-suite off 9'9" x 3", toilet, wash hand basin, shower

### **Bathroom**

10'0" (3.05m) x 5'8" (1.73m) Toilet, wash hand basin, bath, fully tiled

- Shed to rear 8` x 7`9` - Firebird oil boiler
- Laid lawns
- Block wall to all boundaries
- Range of maturing trees on boundaries



