

**RESIDENCE FOR SALE**

**No.3 Ballyclare Court  
Ballyleague  
Lanesboro  
Co. Roscommon N39 WN15**



Very spacious four bedroom semi-detached residence in excellent condition located in much sought after area of Ballyleague/Lanesboro, on The River Shannon. This property would be an ideal starter home or investment property due size, condition and location. Accommodation includes  
Ground Floor: reception hallway, office/playroom, sitting room, kitchen/dining room, W.C., First Floor: bedrooms four in all with one en-suite and bathroom.

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

Viewings at evenings, weekends and Bank Holidays also accommodated

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.

<b><i>Room</i></b>	<b><i>Area (Approx)</i></b>	<b><i>Room Details</i></b>
<b><i>Ground Floor</i></b>		
<b><i>Reception Hallway</i></b>	<b><i>15'3" x 4'6"</i></b>	<b><i>Doorway to, tiled floor, stairs to first floor with storage under</i></b>
<b><i>Office/ Playroom</i></b>	<b><i>8'4" x 6'9"</i></b>	
<b><i>Sitting Room</i></b>	<b><i>15'3" x 11'9"</i></b>	<b><i>Cast iron fireplace, wooden surround, wooden floor, coving, centre light, double doors to kitchen/dining</i></b>
<b><i>Kitchen/Dining Room</i></b>	<b><i>25'3" x 11'7"</i></b>	<b><i>Fully fitted kitchen including built in cooker, hob, extractor fan, dishwasher, washing machine, fridge freezer, tiled/wooden floor, feature wooden ceiling, door to rear</i></b>
<b><i>W.C.</i></b>	<b><i>8'3" x 3'10"</i></b>	<b><i>Toilet, wash hand basin, tiled floor</i></b>
<b><i>First Floor</i></b>		
<b><i>Landing</i></b>	<b><i>11'4" x 3'6"</i></b>	<b><i>Carpeted, hotpress (airing cupboard off)</i></b>
<b><i>Bedroom 1</i></b>	<b><i>13' x 10'</i></b>	<b><i>Wooden floor, built in wardrobe</i></b>
<b><i>Bedroom 2</i></b>	<b><i>11'10" x 11'10"</i></b>	<b><i>Wooden floor, built in wardrobe</i></b>
<b><i>Bedroom 3</i></b>	<b><i>11'10" x 9'10"</i></b>	<b><i>Wooden floor, built in wall to wall wardrobe with bed inset, en-suite off 9'6" x 3', toilet, wash hand basin, shower, fully tiled</i></b>
<b><i>Bedroom 4</i></b>	<b><i>11'9" x 8'</i></b>	<b><i>Wooden floor, built in wardrobe</i></b>
<b><i>Bathroom</i></b>	<b><i>7'10" x 6'9"</i></b>	<b><i>Toilet, wash hand basin, bath, fully tiled</i></b>

### **OTHER FEATURES**

- ***Laid lawns, large enclosed garden to rear***
- ***Driveway kerbed and tarmacadamed***
- ***Garden shed***
- ***Oil fired central heating***
- ***Wired for alarm***

PSRA LICENCE NO: 001350

Office Number: 090 666 3700 Mobile: 086 8985013

**RECEPTION HALLWAY**



**RECEPTION HALLWAY**



**SITTING ROOM**



**KITCHEN/ DINING ROOM**



**KITCHEN/ DINING ROOM**



**DOWNSTAIRS W.C.**



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**LANDING**



**BEDROOM**



**BEDROOM**



**BEDROOM**



**BEDROOM**



**BATHROOM**



**GARDEN TO REAR**



**FRONT OF HOUSE**

