



Luxury four bedroom two-storey residence in excellent condition throughout located in much sought after area of Roscommon Town and within walking distance of all amenities. Boasting spacious living accommodation throughout, this residence stands on a large site with detached garage to rear. Accommodation includes Ground Floor: reception hallway, sitting room, office, kitchen/dining room, living room, conservatory/sun room, utility, W.C., First Floor: bedrooms 4 in all with one en-suite and bathroom. For further details and viewing, contact the sole selling agents  
**Connaughton Auctioneers on 090 6663700.**

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>
<b><i>Ground Floor</i></b>		
<i>Reception Hallway</i>	<i>16'1" x 11'1"</i>	<i>Doorway to, carpeted, stairs to 1<sup>st</sup> floor, spotlights, coving</i>
<i>Sitting Room</i>	<i>16' x 14'</i>	<i>Feature marble fireplace, gas inset, wooden floor, bay window to front, double doors to reception hallway, coving, centre rose and light</i>
<i>Living Room</i>	<i>15' x 13'1"</i>	<i>Feature stone fireplace, gas inset, wooden floor, sliding door to side, coving, centre rose and light</i>
<i>Office</i>	<i>10' x 7'9"</i>	<i>Carpeted, coving</i>
<i>Kitchen/ Dining Room</i>	<i>26'2" x 13'2"</i>	<i>Fully fitted Maple kitchen including built in cooker, hob, extractor fan, microwave, dishwasher, Siemens American style fridge freezer, granite worktop, centre island with granite worktop and breakfast counter, tiled floor, inset tiling, spotlights, coving</i>
<i>Utility</i>	<i>10' x 7'</i>	<i>Fitted units with marble worktop, sink inset, washing machine, dryer, tiled floor, door to side</i>
<i>Conservatory/Sun Room</i>	<i>13'2" x 11'7"</i>	<i>Feature wooden ceiling with spotlights, tiled floor, door to side (open plan with kitchen)</i>
<i>Toilet</i>	<i>7'8" x 6'</i>	<i>Toilet, wash hand basin, fully tiled, coving</i>
<b><i>First Floor</i></b>		
<i>Landing</i>	<i>17'1" x 17'</i>	<i>Hotpress (airing cupboard) off, carpeted, coving, centre rose and light, spotlights</i>
<i>Bedroom 1</i>	<i>14'5" x 12'4"</i>	<i>Carpeted, coving, centre light</i>
<i>Bedroom 2</i>	<i>12' x 10'</i>	<i>Carpeted, coving, centre light, built in wardrobe</i>
<i>Bedroom 3</i>	<i>11'9" x 11'1"</i>	<i>Carpeted, built in wardrobe, coving</i>
<i>Bedroom 4</i>	<i>12'8" x 12'</i>	<i>Built in wardrobes, carpeted, coving, walk in wardrobe off 7'4" x 6', built in units, en-suite off 7'3" x 6', toilet wash hand basin, shower, fully tiled</i>
<i>Bathroom</i>	<i>10'8" x 9'9"</i>	<i>Toilet, wash hand basin, bath, shower separate, fully tiled, spotlights, coving</i>
<i>Detached Garage to Rear</i>	<i>25'4" x 13'6"</i>	<i>Roller door to front, door to side</i>

#### **OTHER FEATURES**

- *Radiators in wardrobe*
- *Oil fired central heating*
- *Large mature site*
- *Cobble locking to footpaths*
- *Range of flower/shrubbery beds throughout site*
- *Block wall to front with galvanised railing*
- *Traditional stone piers*
- *Galvanised gates at entrance*
- *Laid lawns, large garden to rear*
- *Lighting to garden area*
- *Driveway kerbed and Tarmacadamed, extends to rear*

# CONNAUGHTON

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	<i>Reception Hallway</i>		<i>Sitting Room</i>
	<i>Living Room</i>		<i>Conservatory/ Sun Room</i>
	<i>Kitchen/ Dining</i>		<i>Kitchen/ Dining</i>
	<i>Kitchen/ Dining</i>		<i>Landing</i>
	<i>Landing</i>		<i>Bedroom</i>

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*Bedroom*



*Bedroom*



*Bathroom*



*Garage to Rear*



*Garden to Rear*



*Garden to Rear*



*Garden to Rear*



*Rear view of House*



*Garden to Front*



*Garden to Front*



*Front of House*



*Front of House*