

RESIDENCE FOR SALE

Carrowbaun

Tulsk

Co. Roscommon

Eircode: F45 R529



Attractive four bedroom bungalow residence standing on c. 0.5 acres built and finished to a very high standard. This property boasts spacious living accommodation throughout with attic area suitable for conversion and detached garage to rear. Accommodation includes reception hallway, sitting room, kitchen/dining room, utility with w.c. off, bedrooms four in all with one en-suite, and bathroom.

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

Viewings at evenings, weekends and Bank Holidays also accommodated

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.

Office Address: Main Street, Athleague, Co. Roscommon **PSRA LICENCE NO: 001350**

Office Tel: 09066 63700 E-mail: info@ivanconnaughton.com

<i>Room</i>	<i>Area (Approx)</i>	<i>Room Details</i>
<i>Reception Hallway</i>	<i>23'9" x 7'1"</i>	<i>Entrance doorway to, tiled floor/ wooden floor, hotpress off</i>
<i>Sitting Room</i>	<i>16'4" x 15'1"</i>	<i>Bay window to front, cast iron fireplace, wooden surround, solid wooden floor</i>
<i>Kitchen/Dining Room</i>	<i>24'1" x 13'</i>	<i>Double door to rear, fully fitted kitchen including appliances, tiled floor, inset tiling, solid fuel stove (assists heating)</i>
<i>Utility</i>	<i>13'8" x 8'</i>	<i>Door to rear, fitted units, indoor Warmflow boiler, tiled floor, toilet off, toilet wash hand basin, part wall tiling</i>
<i>Bedroom 1</i>	<i>12' x 11'</i>	<i>Wooden floor</i>
<i>Bedroom 2</i>	<i>12' x 11'</i>	<i>Wooden floor</i>
<i>Bedroom 3</i>	<i>12' x 11'9"</i>	<i>Wooden floor</i>
<i>Bedroom 4</i>	<i>13' x 12'6"</i>	<i>Wooden floor, en-suite off 7'11" x 3'10", toilet, wash hand basin, shower, tiled floor, part wall tiling</i>
<i>Bathroom</i>	<i>13' x 7'10"</i>	<i>toilet, wash hand basin, bath, shower seperate, fully tiled, spotlights</i>

OTHER FEATURES

- ***Attic floored and suitable for conversion***
- ***Two Velux windows to rear***
- ***Large garage to rear 21'4" x 15'9", roller door to front, door to side***
- ***Post and rail to front, sides and rear***
- ***Laid lawns, large garden to rear***
- ***Driveway kerbed and stoned, extends to rear***
- ***Option to purchase c. 1.4 acres adjoining***

*Reception
Hallway*



*Reception
Hallway*



Sitting Room



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***Kitchen/ Dining
Room***



***Kitchen/ Dining
Room***



Utility



Bathroom



Bedroom



Bedroom



Bedroom



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Bedroom



Front of House



Rear View of House



Garden to Rear



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Garage



Garden to Front



Front of Property



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