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Office Number: 090 666 3700 Mobile: 086 8985013

RESIDENCE FOR SALE

Carrowbaun Tulsk

Co. Roscommon

Eircode: F45 R529

PRICE REGION: OFFERS EXCESS €150,000

Property Reference: M1107



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

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

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



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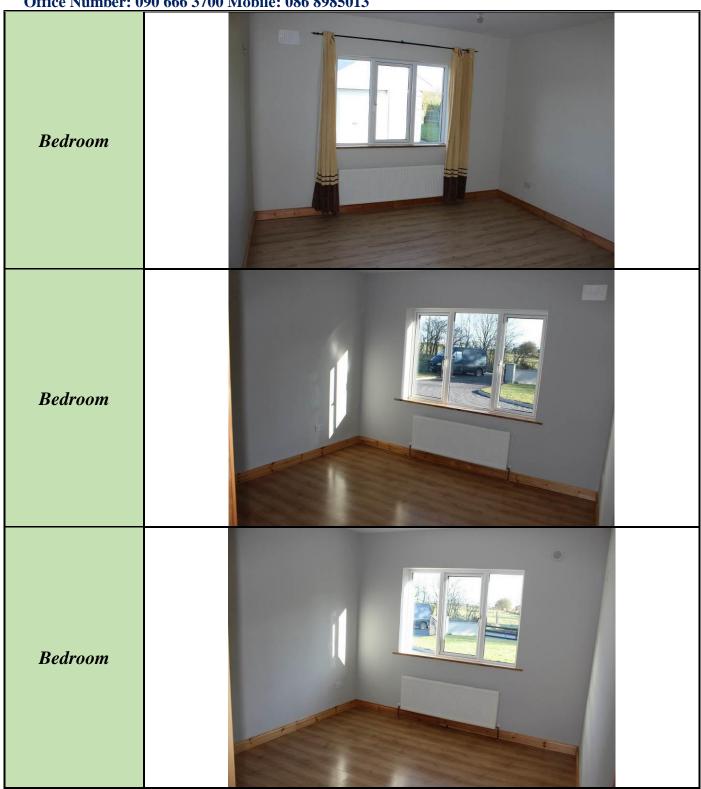
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Kitchen/ Dining Room	
Kitchen/ Dining Room	
Utility	
Bathroom	



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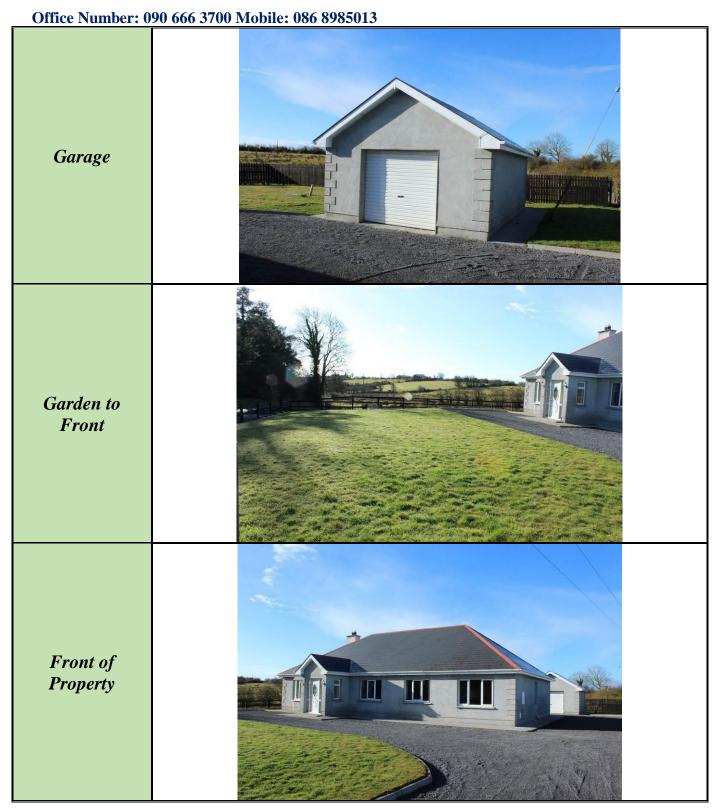
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Bedroom	
Front of House	
Rear View of House	
Garden to Rear	



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