

# For Sale

Derrycahill, Dysart, Co. Roscommon. H53 YR86

3 Bedrooms | Detached



## Price Region: Offers in Excess of €95,000

Attractive three bedroom bungalow residence in need of modernisation, with a floor area of c. 1,055 sq.ft, standing on c. 0.57 Acres in a quiet countryside setting, on the Roscommon to Galway border, close to Derrycahill Bridge on the River Suck.

Accommodation includes Hallway, sitting room, kitchen, dining room, bathroom and three bedrooms.

The auctioneer invites enquiries and offers for immediate sale.

**To arrange a viewing, contact the office on 090-6663700.**

## **Hallway**

21'9" (6.63m) x 14'1" (4.29m) door to, wooden floor

## **Sitting Room**

14'0" (4.27m) x 11'11" (3.63m) marble fireplace, wooden floor, double doors to dining room, fitted unit, centre light

## **Dining Room**

12'3" (3.73m) x 11'7" (3.53m) feature timber finish to ceiling & walls, centre light, wall lights, double doors to sitting room

## **Kitchen**

13'5" (4.09m) x 12'2" (3.71m) fully fitted kitchen incl. built in appliances, inset tiling, timber ceiling and walls, door to rear

## **Bathroom**

11'10" (3.61m) x 7'1" (2.16m) toilet, wash hand basin, bath with shower over, fully tiled, built in unit, hotpress (airing cupboard off)

## **Bedroom 1**

14'1" (4.29m) x 9'8" (2.95m) wooden floor, fitted wardrobe with bed inset, open fire place

## **Bedroom 2**

10'8" (3.25m) x 6'9" (2.06m) wooden floor, open fireplace, fitted wardrobe

## **Bedroom 3**

10'8" (3.25m) x 10'2" (3.1m) wooden floor, fitted wardrobe with bed inset

## **OTHER FEATURES**

- Oil fired & solid fuel heating
- Overall site area c. 0.57 Acres
- Requires modernisation
- Spacious living accommodation
- Peaceful country setting





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Approx. floor area  
 98m<sup>2</sup> / 1055ft<sup>2</sup>  
 3  
 1  
 2  
 0.57ac  
 0.23ha

BECAUSE floor plan measurements are approximate and are for illustrative purposes only. Floor plans are intended to give a general outline of the proposed property, the dimensions are not provided to form part of any contract or warranty.

