

**For Sale**

Laragh, Ballintubber, Co. Roscommon.

F45 R229

DOUGLAS NEWMAN GROUP  
**DNG**

**IVAN  
CONNAUGHTON**

**BER C1**



## **Guide Price: Offers in Excess of €350,000**

DNG Ivan Connaughton presents to market this superb four bedroom bungalow residence set out on a generous c. 1 acre site. This beautifully maintained home is presented in excellent condition throughout and is complemented by meticulously manicured gardens to both the front and rear, offering a peaceful and private setting ideal for family living.

The property features spacious accommodation throughout, one of the bedrooms is currently being used as an office, perfect for modern day living, while the large double garage to the rear provides ample storage or potential for a workshop. Ideally located just 15 mins from Roscommon Town and 10 mins Castlerea Town, this residence offers the perfect balance of countryside tranquility and town convenience.

A must see property for those seeking a turnkey home in a scenic and accessible location.

Viewing is highly recommended and is strictly by appointment only.

**For further details, contact DNG Ivan Connaughton on 090-6663700**

**Entrance Hall**

3.89m (12'9") x 2.81m (9'3")

**Sitting Room**

6.95m (22'10") x 4.52m (14'10")

**Sun Lounge**

6.12m (20'1") x 3.15m (10'4")

**Dining/Living Room**

5m (16'5") x 5.64m (18'6")

**Kitchen**

4.05m (13'3") x 3.85m (12'8")

**Utility**

3.42m (11'3") x 2m (6'7")

**WC**

2.01m (6'7") x 0.95m (3'1")

**Bedroom 1**

4.79m (15'9") x 5.45m (17'11")

**En-Suite**

2.44m (8'0") x 1.54m (5'1")

**Office**

2.7m (8'10") x 2.34m (7'8")

**Hallway**

1.06m (3'6") x 3.79m (12'5")

**Bedroom 2**

3.71m (12'2") x 3.55m (11'8")

**En-Suite**

2.32m (7'7") x 1.52m (5'0")

**Main Bathroom**

3.73m (12'3") x 2.87m (9'5")

**OTHER FEATURES**

- Floor Area c. 2,379 sq.ft
- Soft Rain Water Collection System
- Solid Wood Flooring
- Security Camera System
- Electric Gates
- High Speed Broadband
- c. 1 Acre Site



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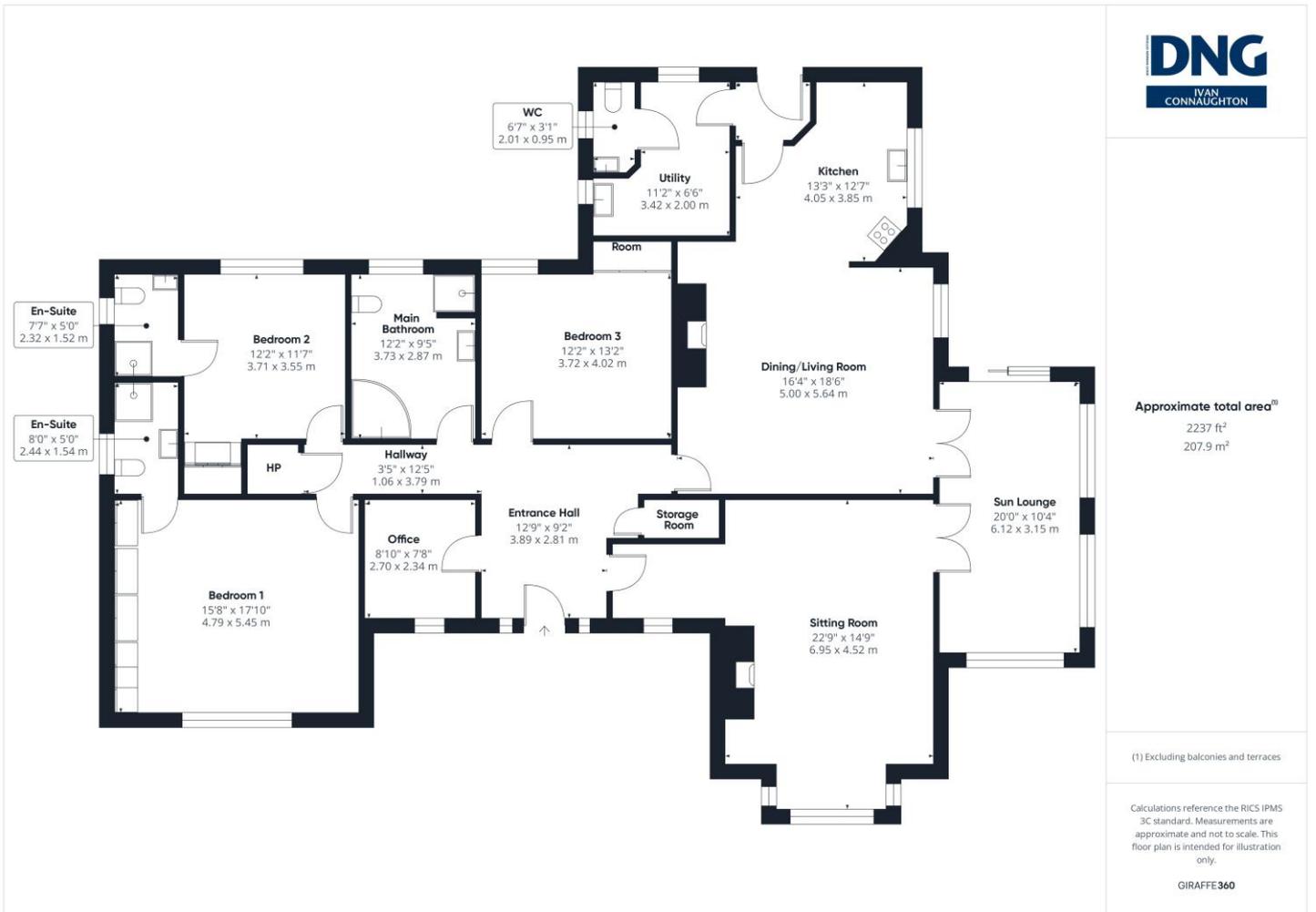


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