

For Sale

`Ardeeven`, Sligo Road, Ballaghaderreen
Co. Roscommon. F45 VW56
5 Bedrooms| Detached



Price Region: Offers Excess €495,000

Luxurious five bedroom `Period Style` residence originally constructed in 1937 and renovated/ extended in 2005 in pristine condition occupying a living area of c.6,469 Sq. Ft., standing on a private mature c.0.96 Acre site. The residence is conveniently located close to the Ballaghaderreen N5 bypass, 20km to Ireland West Airport Knock, 45km to Sligo & 50km to Castlebar.

Accommodation includes Porch, Reception Front Hall, Gallery, Sitting Room, Living/ Sunroom, Dining Room, Lounge, Kitchen, Breakfast Room, Utility Room, Library, Downstairs Bathroom, Back Hall, Games Room/ Bar, Landing, Master Bedroom with Dressing Room and Ensuite, Four Ensuite Bedrooms (One with Dressing Room), Upstairs Bathroom & TV Room. Viewing of this property is strictly by appointment with the auctioneer

Porch to Front

Slate tiles to floor

Reception Hallway

21'11" (6.68m) x 10'0" (3.05m) Steel framed glass panelled front door - two toned finish, porcelain tiled floor, coving, centre rose, stairs to first floor, wall lights, recessed lighting, under floor heating, double doors to living/ sun room

Gallery

25'8" (7.82m) x 14'6" (4.42m) Porcelain tiled floor, coving, centre rose, raised piano platform, wall lights, recessed lighting, under floor heating, feature double doors to sitting room

Sitting Room

24'5" (7.44m) x 21'7" (6.58m) Feature marble fireplace with gas fire insert, bay window to side, carpeted, coving, centre rose, feature double doors to gallery

Living/Sun Room

32'10" (10.01m) x 19'1" (5.82m) Feature brass fireplace with marble surround/mantle piece, gas insert, recessed radiators, carpet to floor, cherry wood solid wood floor to raised sun room area, recessed lighting, coving, double doors to rear garden and sun deck, motorised blinds, dividing glass feature, coving, centre rose, sound surround system

Dining Room

21'10" (6.65m) x 18'5" (5.61m) Fitted fireplace with gas insert, coving, centre rose, wooden floor, door to hall and kitchen

Lounge

14'0" (4.27m) x 7'7" (2.31m) Fitted window seat, Amtico floor, bamboo finish to one wall, centre light

Kitchen

15'11" (4.85m) x 15'6" (4.72m) Fully fitted solid wood kitchen with oil fired Aga containing double oven, two hot plates and adjoining electric double oven/hob, built in microwave, coffee maker and plate warmer, fridge freezer, centre island with dishwasher and recessed sink, water purifier, polished granite worktop throughout, Amtico floor, breakfast room off, recessed lighting, centre light over island

Breakfast Room

16'8" (5.08m) x 12'6" (3.81m) Amtico flooring, windows to two sides, overlooking garden, recessed ceiling with lighting

Utility Room

16'10" (5.13m) x 11'9" (3.58m) Tiled floor, fitted units with built in fan, deep fat fryer, water purification, air exchange and beam vacuum systems, gas boiler, velux window and sink unit

Library

16'10" (5.13m) x 10'10" (3.3m) Feature stained glass window, solid oak floor, floor to ceiling built in bookshelves

Downstairs Bathroom

11'9" (3.58m) x 9'3" (2.82m) Fully fitted bathroom suite including toilet, wash hand basin, bath/ shower/ jacuzzi/ steam room/ sauna, tiled floor, velux window, recessed lights, electric towel rail

Back Hall

27'2" (8.28m) x 12'1" (3.68m) Solid oak floor, recessed lighting, coving, feature high ceiling with entrance from garden and sun deck

Games Room/Bar

25'3" (7.7m) x 23'0" (7.01m) Feature window overlooking sundeck, oak flooring, stairs to first floor, bar counter, shelves and seating, recessed lighting and ceiling fan

Landing

Carpet to floor, coving, stained glass roof light

Master Bedroom

16'10" (5.13m) x 12'10" (3.91m) Windows to two sides, carpet to floor, cast iron fireplace with electric insert. Dressing room off with window 13'7" x 12'3", fitted units, dressing table, cast iron fireplace. En-suite off 7'11" x 7'9", jacuzzi bath, enclosed shower separate, toilet, wash hand basin with polished granite surround, Amtico floor, electric towel rail, wall tiling

Upstairs Bathroom

12'10" (3.91m) x 8'3" (2.51m) Jacuzzi bath, enclosed shower unit separate, toilet, wash hand basin with polished granite surround, mirror backdrop, stained glass roof light, electric towel rail, Amtico floor, wall tiling

Bedroom Two

13'7" (4.14m) x 13'1" (3.99m) Wooden floor, built in wardrobe with dressing table, window seat, coving, en-suite off 6'7" x 5'1", toilet, wash hand basin, shower, fully tiled, electric towel rail

Bedroom Three

13'7" (4.14m) x 13'4" (4.06m) Carpet to floor, built in wardrobe with dressing table, coving, en-suite off 6'5" x 5'1", toilet, wash hand basin, shower, fully tiled, electric towel rail

Bedroom Four

15'4" (4.67m) x 9'6" (2.9m) Carpet to floor, coving, centre light, dressing room off 11'4" x 10'1", carpeted, recessed lighting, Velux window, en-suite off 9'10" x 5'1", toilet, wash hand basin, shower, fully tiled, electric towel rail

Bedroom Five

14'1" (4.29m) x 13'8" (4.17m) Coving, picture rail, built in wardrobe with dressing table, carpet to floor, en-suite off 15'4" x 4'1", toilet, wash hand basin, shower, fully tiled, electric towel rail, stained glass roof light

Hotpress/Airing Cupboard

Built in units, hot water tank (immersion)

T.V Room

23'10" (7.26m) x 13'3" (4.04m) Built in T.V units with shelving, sound surround system, carpet to floor, stairs to games room (see above), window overlooking sundeck, recessed lighting



`Ardeeven`, Sligo Road, Ballaghaderreen, Co. Roscommon. F45 VW56



`Ardeeven`, Sligo Road, Ballaghaderreen, Co. Roscommon. F45 VW56



`Ardeeven`, Sligo Road, Ballaghaderreen, Co. Roscommon. F45 VW56



`Ardeeven`, Sligo Road, Ballaghaderreen, Co. Roscommon. F45 VW56



`Ardeeven`, Sligo Road, Ballaghaderreen, Co. Roscommon. F45 VW56



`Ardeeven`, Sligo Road, Ballaghaderreen, Co. Roscommon. F45 VW56



`Ardeeven`, Sligo Road, Ballaghaderreen, Co. Roscommon. F45 VW56



`Ardeeven`, Sligo Road, Ballaghaderreen, Co. Roscommon. F45 VW56



`Ardeeven`, Sligo Road, Ballaghaderreen, Co. Roscommon. F45 VW56



`Ardeeven`, Sligo Road, Ballaghaderreen, Co. Roscommon. F45 VW56



`Ardeeven`, Sligo Road, Ballaghaderreen, Co. Roscommon. F45 VW56



`Ardeeven`, Sligo Road, Ballaghaderreen, Co. Roscommon. F45 VW56



'Ardeeven', Sligo Road, Ballaghaderreen, Co. Roscommon. F45 VW56



`Ardeeven`, Sligo Road, Ballaghaderreen, Co. Roscommon. F45 VW56



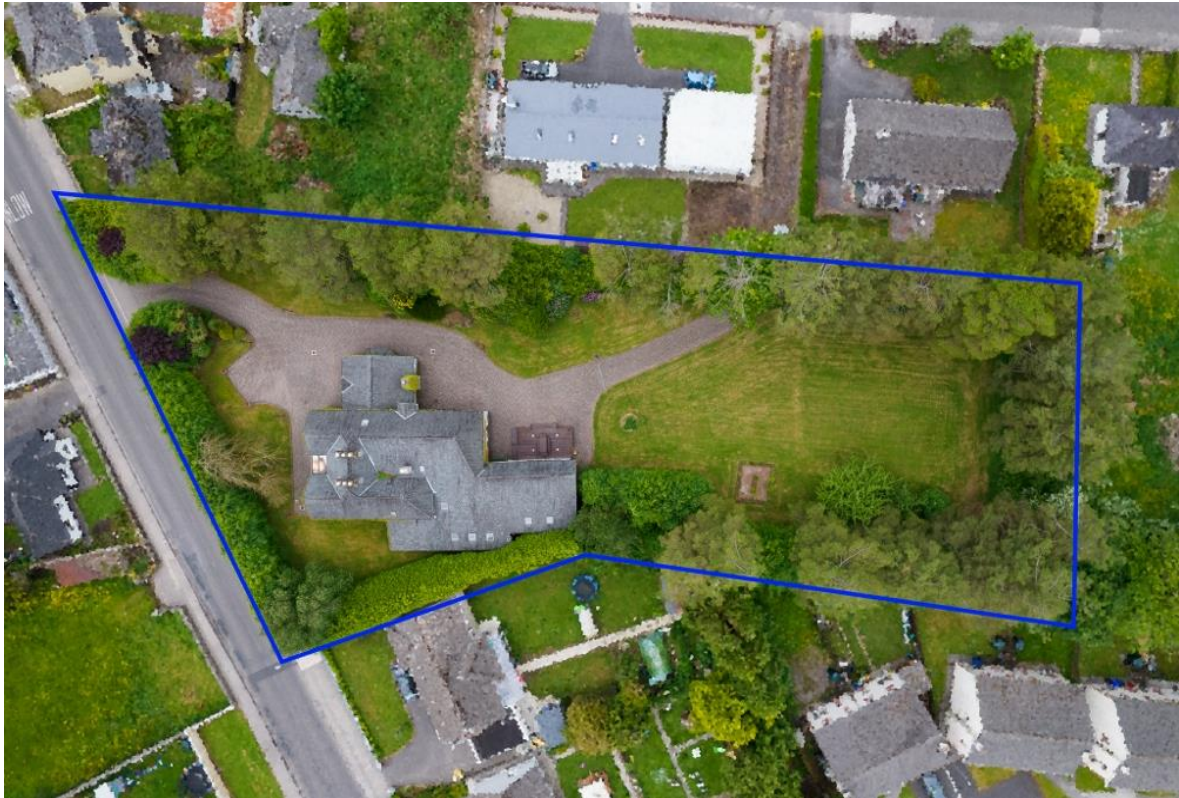
`Ardeeven`, Sligo Road, Ballaghaderreen, Co. Roscommon. F45 VW56



`Ardeeven`, Sligo Road, Ballaghaderreen, Co. Roscommon. F45 VW56



`Ardeeven`, Sligo Road, Ballaghaderreen, Co. Roscommon. F45 VW56



'Ardeeven', Sligo Road, Ballaghaderreen, Co. Roscommon. F45 VW56



Approx. total 1st floor area
245m² / 2637ft²



5 7 4 0.96 ac / 0.39 ha
Approx. total internal floor area 601m² / 6469ft²

"Ardeeven" Sligo Road, Ballaghaderreen, Co. Roscommon F45 VW56

DISCLAIMER: Floor plan measurements are approximate and are for illustrative purposes only

OTHER FEATURES

- Virginia Creeper to Exterior Walls
- Water Purification, Air Exchange & Beam Vacuum Systems
- Accessible to Front & Rear. Wrought Iron Gates at Front Entrance
- Sun Deck to Rear with Under Lighting
- Cobble Locking to Driveway, extend to rear
- Mature Trees throughout grounds
- Picture Rail & Coving throughout
- TV Point in all Bedrooms
- Gas Fired Central Heating