

COTTAGE FOR SALE

**on c. 1 Acre at
"Adair Cottage"
Tromaun**

Roscommon F42 Y447

Office Number: 090 666 3700 Mobile: 086 8985013

PRICE REGION: €110,000

FINAL OFFERS INVITED BY 12PM ON FRIDAY 28TH SEPTEMBER 2018

Property Reference: C164A



Charming two bedroom country cottage standing on a large mature site c. 1 Acre, located in a peaceful country side setting c. 3 miles from Roscommon Town. The said residence is in excellent condition throughout, with spacious living accommodation and newly constructed conservatory/sunroom to rear. Standing on a large mature site, this property would be ideal for a gardening enthusiast. Accommodation includes reception porch to front, sitting room, kitchen/dining room, conservatory/sunroom, bedrooms two in all and bathroom.

Viewing comes highly recommended and the auctioneer invites enquiries.

To arrange a viewing contact the office on 090-6663700

Viewings at evenings, weekends and Bank Holidays also accommodated

These particulars are issued by Ivan Connaughton MIPAV of Connaughton Auctioneers - 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 F42 TW70
Office Tel: 09066 63700 E-mail: info@connaughtonauctioneers.ie

<i>Room</i>	<i>Area (Approx)</i>	<i>Room Details</i>
<i>Porch to Front</i>	<i>8' x 4'1"</i>	<i>Entrance doorway to, tiled floor</i>
<i>Sitting Room</i>	<i>13'1" x 10'2"</i>	<i>Wooden floor, brick fireplace, center light</i>
<i>Kitchen / Dining Room</i>	<i>14' x 10'9"</i>	<i>Fully fitted kitchen including built in cooker, extractor fan, washing machine, inset tiling, tiled floor, double doors to conservatory/sun room</i>
<i>Conservatory/ Sun Room</i>	<i>17'4" x 15'3"</i>	<i>Feature raised wooden ceiling finish with spotlights and Velux window, double doors to rear and kitchen/dining, tiled floor, solid fuel Stanley Stove with feature brick outset</i>
<i>Bedroom 1</i>	<i>18' x 10'</i>	<i>Wooden floor</i>
<i>Bedroom 2</i>	<i>10'2" x 7'7"</i>	<i>Wooden floor, fitted wardrobe, hotpress (airing cupboard) off</i>
<i>Bathroom</i>	<i>9'3" x 7'</i>	<i>Toilet, wash hand basin, bath with shower over, fully tiled</i>
<i>Back Hallway</i>	<i>8' x 6'</i>	<i>Sliding doors to rear, doorway to shed</i>

OTHER FEATURES

- ***Large private & mature site, overall site area c. 1 Acre***
- ***Range of trees, apple trees, flowers & shrubbery beds***
- ***Mature hedging on boundaries***
- ***Orchard to rear***
- ***Tarmacadam driveway to side***
- ***Patio area to rear***
- ***Recently rewired***
- ***Oil fired central heating***
- ***Garage adjoining c. 26' x 8'5", ~Roller door to rear, ~Indoor boiler***
- ***Block wall to front***

PSRA LICENCE NO: 001350

Office Number: 090 666 3700 Mobile: 086 8985013

SITTING ROOM



SITTING ROOM



KITCHEN/ DINING ROOM



KITCHEN/DINING ROOM



CONSERVATORY/ SUN ROOM



CONSERVATORY/ SUN ROOM



These particulars are issued by Ivan Connaughton MIPAV of Connaughton Auctioneers - 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 F42 TW70
Office Tel: 09066 63700 E-mail: info@connaughtonauctioneers.ie

CONSERVATORY/ SUN ROOM



BATHROOM



BEDROOM



GARAGE



REAR VIEW OF HOUSE



REAR VIEW OF HOUSE



DRIVEWAY TO SIDE



PATIO AREA



PSRA LICENCE NO: 001350

Office Number: 090 666 3700 Mobile: 086 8985013

GARDEN TO REAR



GARDEN TO REAR



GARDEN TO REAR



FRONT OF HOUSE



MAP OF PROPERTY



These particulars are issued by Ivan Connaughton MIPAV of Connaughton Auctioneers - 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 F42 TW70
Office Tel: 09066 63700 E-mail: info@connaughtonauctioneers.ie