

For Sale

Rahara, Co. Roscommon. F42 T863

| Detached



Guide Price: €350,000

Prime four bedroom residence in excellent condition standing on c. 0.75 Acres and located c. 10 miles from Athlone Town & M6 Galway to Dublin Motorway and c. 8 miles from Roscommon Town in much sought after residential area. Accommodation includes Ground Floor: reception hallway, sitting room, kitchen/dining room, utility, conservatory/sun room, bedroom with en-suite, First Floor: landing, three bedrooms and bathroom.

The auctioneer invites enquiries and offers for immediate sale.

Viewing comes highly recommended and can be arranged by contacting the office on 090-6663700

PSRA Licence No. 004422

Office: Main Street, Athleague, Co. Roscommon. F42 TW70

Tel: 090-6663700

Email: info@connaughtonauctioneers.ie

Ground Floor

Reception Hallway

14'5" (4.39m) x 9'5" (2.87m) Doorway to, tiled floor, stairs to first floor

Sitting Room

14'10" (4.52m) x 14'8" (4.47m) Solid fuel blacksmith stove, bay window to front, wooden floor

Kitchen/Dining Room

24'9" (7.54m) x 14'0" (4.27m) Fully fitted kitchen including built in fridge freezer, dish washer, cooker, hob & extractor fan, inset tiling, centre island, solid fuel stove (assists heating) with feature stone outset, spotlights, tiled floor

Utility

10'5" (3.18m) x 7'6" (2.29m) Fitted unit, built in washing machine & dryer, tiled floor, door to rear, toilet off 5'10" x 4'6" toilet, wash hand basin, tiled floor

Conservatory/Sun Room

13'1" (3.99m) x 14'4" (4.37m) Double doors to kitchen/dining, feature raised timber ceiling with two Velux windows, tiled floor, door to rear

Downstairs Bedroom

12'4" (3.76m) x 11'8" (3.56m) Carpeted, walk in wardrobe off 6'5" x 3'2", en-suite off 7'9" x 6", toilet, wash hand basin, shower, part wall tiling, tiled floor

First Floor

Landing

19'0" (5.79m) x 9'0" (2.74m) Carpeted, hotpress off (airing cupboard)

Bedroom 2

12'5" (3.78m) x 10'10" (3.3m) Carpeted

Bedroom 3

15'5" (4.7m) x 12'0" (3.66m) Carpeted, built in wardrobe

Bedroom 4

15'4" (4.67m) x 13'3" (4.04m) Carpeted, built in wardrobe

Bathroom

8'8" (2.64m) x 7'7" (2.31m) Toilet, wash hand basin, bath with shower over, built in vanity unit, fully tiled

OTHER FEATURES

- Laid lawns
- Large garden to front and rear. overall area c. 0.75 Acres
- Post & rail fencing to front and side
- Driveway kerbed and stoned, extends to rear
- Cobblelocked patio area to rear
- Garden shed to rear
- Oil fired & solid fuel heating
- Maturing trees to front boundary











