

FOR SALE

No. 12 Castlelawn

Glinsk

Co. Galway F45 R270

PRICE REGION: OFFERS EXCESS €129,500

BER C1

Property Reference: P2155



Luxury five bedroom two-storey detached residence in excellent condition located in the village of Glinsk and close to all amenities. Boasting spacious living accommodation throughout, viewing of this residence comes highly recommended. Accommodation includes Ground Floor: reception hallway, sitting room, dining room, kitchen, utility, bedroom/study, downstairs wash room, First Floor: four bedrooms with master en-suite and main bathroom.

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: 090-6663700 E-mail: info@connaughtonauctioneers.ie

Room	Area (Approx)	Room Details
Ground Floor		
Reception Hallway	12'1" x 9'10"	Tiled flooring, ceiling coving, stairs to first floor, double doors with hand crafted stained glass to sitting room
Sitting Room	15'10" x 15'	Feature marble fireplace, inset stove (provision to connect to central heating), carpeted flooring, ceiling coving, centre light, downlighters, double doors to dining room
Dining Room To Rear South Facing Patio Area & Front	14' x 10'6"	Wooden flooring (solid oak), sliding door to rear patio and garden, downlighters, wired for TV
Kitchen	14' x 10'6"	Tiled flooring, Chestnut solid wood kitchen fully fitted, integrated appliance, spot lights, Roman Blind
Utility	9'6" x 6'3"	Fully fitted units, plumbed for washing machine and dryer, rear door off to back garden, roman blind
Bedroom 1/ Office Study/ Playroom	9'9" x 8'	Carpeted, phone point, TV point, Roman blind with pelmet to match, window overlooking front garden
Downstairs Wash Room	6'3" x 4'9"	Toilet, wash hand basin, tiled flooring
First Floor		
Landing	15'2" x 7'9"	Carpeted, hotpress (airing cupboard off), folding attic stairs, attic floored 35'8" x 14'3" potential to convert into two additional bedrooms (Subject to Planning Permission), plumbed and wired
Bedroom 2	11'3" x 9'10"	Wooden flooring, fully fitted wardrobes, overlooking front gardens
Bedroom 3	9'10" x 7'6"	Wooden flooring, fully fitted wardrobes, Roman blind, views of Glinsk Castle
Bedroom 4	14' x 10'6"	Wooden flooring, fully fitted wardrobe, TV point, lovely bright room with two windows overlooking rear gardens
Master Bedroom with En-suite	16'6" x 11'1"	Carpeted, walk in wardrobe off (7'8" x 4'5"), wooden floor, shelving, bathroom off 8'6" x 4'3", toilet, wash hand basin, electric shower, fully tiled floor to ceiling
Main Bathroom	8'8" x 7'	Toilet, wash hand basin, bath, shower over bath, tiled floor, part wall tiling

OTHER FEATURES

- **Beam Vacuum System**
- **Oil fired condenser boiler**
- **House alarmed**
- **Low density estate (12 Houses)**
- **Tarmacadamed driveway**
- **Bus to local secondary school**
- **Childcare Creche & Montessori within walking distance**
- **Patio area to rear**
- **Block wall to rear boundaries**
- **Garage to rear 20' x 10' – sliding door to front**

RECEPTION HALLWAY



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SITTING ROOM



SITTING ROOM



DINING ROOM



DINING ROOM



KITCHEN



KITCHEN



BEDROOM/ OFFICE/PLAYROOM/STUDY



DOWNSTAIRS WASH ROOM



UPSTAIRS LANDING



BEDROOM 2



BEDROOM 3



BEDROOM 4



MASTER BEDROOM



MAIN BATHROOM



GARDEN TO REAR



GARDEN TO REAR



GARAGE



REAR VIEW OF HOUSE



MAP OF PROPERTY

