



Prime residential/commercial property standing on c. 0.3 acres in the centre of Glenamaddy Town in excellent condition and holding huge potential due size and location with four bedroom residence and commercial ground floor unit (c. 400 sq. ft) adjoining with large garden to rear, including garage and ample parking to front, viewing of this property comes highly recommended. Accommodation includes  
Ground Floor: reception hallway, sitting room, kitchen/dining room, back hallway, toilet off,  
Commercial Unit: living room/office, office to front, kitchenette/utility, First Floor: bedrooms 4 in all with four en-suite. For further details contact the office on 090 6663700.

These particulars are issued by Ivan Connaughton M.S.C.S.I., Auctioneer & Valuer - 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.

<i>Room</i>	<i>Area (Approx)</i>	<i>Room Details</i>
<b><i>Ground Floor</i></b>		
<i>Reception Hallway</i>	<i>11'9" x 6'3"</i>	<i>Doorway to, stairs to first floor, coving, spotlight</i>
<i>Sitting Room</i>	<i>13'1" x 13'</i>	<i>Cast iron fireplace, wooden surround, carpeted, coving, centre rose and light, feature built in units</i>
<i>Kitchen/Dining Room</i>	<i>18' x 13'9"</i>	<i>Fully fitted kitchen including built in dishwasher, Siemens American style fridge freezer, Neff double oven, microwave, hob, extractor fan, sliding door to rear, coving, spotlights, inset tiling, tiled floor, wooden floor, (provision for double doors to sitting room)</i>
<i>Back Hallway</i>	<i>7' x 6'4"</i>	<i>Fitted units, tiled floor, door to rear</i>
<i>Toilet Off</i>	<i>6' x 4'7"</i>	<i>Toilet, wash hand basin, tiled floor, part wall tiling</i>
<b><i>Commercial Unit</i></b>		
<i>Living Room/Office</i>	<i>16' x 14'</i>	<i>Wooden floor, door to kitchen and office</i>
<i>Office to Front</i>	<i>16' x 9'3"</i>	<i>Wooden floor, door to front</i>
<i>Kitchenette/Utility</i>	<i>6'4" x 6'</i>	<i>Fitted units, built in washing machine and dryer, tiled floor, inset tiling, door to rear, toilet off 6' x 4', toilet, wash hand basin, tiled floor</i>
<b><i>First Floor</i></b>		
<i>Landing</i>	<i>24'7" x 6'6"</i>	<i>Carpeted, coving, centre rose and light, hotpress (airing cupboard, shelved) off</i>
<i>Bedroom 1</i>	<i>14'7" x 9'10"</i>	<i>Carpeted, walk in wardrobe off 8'3" x 6' – shelving, Stira stairs to attic – partly floored, en-suite off 6' x 5'8", toilet, wash hand basin, bath, fully tiled</i>
<i>Bedroom 2</i>	<i>14'6" x 14'</i>	<i>Wooden floor, built in wardrobe, coving, centre rose, incorporating en-suite, toilet, wash hand basin, shower, fully tiled, coving</i>
<i>Bedroom 3</i>	<i>15'10" x 14'9"</i>	<i>Carpeted, built in wardrobe, coving, centre rose, incorporating en-suite, toilet, wash hand basin, shower, fully tiled</i>
<i>Bedroom 4</i>	<i>14'7" x 14'</i>	<i>Wooden floor, built in wardrobe, coving, centre rose, incorporating en-suite, toilet, wash hand basin, bath, fully tiled</i>

#### **OTHER FEATURES**

- *Cobblelocked driveway to front, side and rear*
- *Oil fired central heating*
- *Laid lawns, large garden to rear*
- *Block wall to side boundary, mature hedging to other*
- *Post and rail fencing to rear boundary*
- *Garage to rear 16' x 13' – double doors to front – door to side*
- *Bike shed*



# CONNAUGHTON AUCTIONEERS

[www.connaughtonauctioneers.ie](http://www.connaughtonauctioneers.ie)

Follow us on:   

Office Number: 090 666 3700 Mobile: 086 8985013

	<p><i>Reception Hallway</i></p>		<p><i>Kitchen</i></p>
	<p><i>Kitchen</i></p>		<p><i>Kitchen</i></p>
	<p><i>Sitting Room</i></p>		<p><i>Sitting Room</i></p>
	<p><i>Landing</i></p>		<p><i>Landing</i></p>

These particulars are issued by Ivan Connaughton M.S.C.S.I., Auctioneer & Valuer - 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 **PSRA NO: 001350**  
Office Tel: 09066 63700 E-mail: [info@ivanconnaughton.com](mailto:info@ivanconnaughton.com)





*Bedroom*



*Bedroom*



*En-Suite*



*En-Suite*



*Garage*



*Garden To Rear*



*Rear View of House*



*Rear View of Garden & House*



*Bike Shed*



*Map of Property*