

RESIDENCE FOR SALE

**No. 61 Castle Manor
Racecourse Road
Roscommon Town**

PRICE REGION: €240,000

BER B3

Property Reference: M554M



Spacious new five bedroom detached two-storey residence c.1,680 sq. ft located on corner site in much sought after area within walking distance of all amenities. Built and finished to a very high standard with detached garage to rear. Accommodation includes Ground Floor: reception hallway, sitting room, kitchen, living/dining room, utility, bedroom with en-suite, First Floor: bedrooms 4 in all with one en-suite and bathroom. To arrange a viewing contact Ivan on 086 8985013.
Viewings at evenings, weekends and Bank Holidays also accommodated.

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 LICENCE NO: 001350

Office Tel: 09066 63700 E-mail: info@connaughtonauctioneers.ie

<i>Room</i>	<i>Area (Approx)</i>	<i>Room Details</i>
<i>Ground Floor</i>		
<i>Reception Hallway</i>	<i>15'5" x 7'</i>	<i>Doorway to, stairway to 1st floor, tiled floor</i>
<i>Sitting Room</i>	<i>19'2" x 12'1"</i>	<i>Fitted fireplace (P.C. sum €1,000) (provision for solid fuel stove), bay window to front, double doors to kitchen/dining, wooden floor</i>
<i>Kitchen</i>	<i>19'7" x 15'</i>	<i>Double door to sitting room & living/dining room, Fitted kitchen units (P.C. sum \$4,000), tiled floor</i>
<i>Living/ Dining Room</i>	<i>14'2"x 9'5"</i>	<i>Wooden floor, double doors to rear</i>
<i>Utility</i>	<i>9'7"x 5'</i>	<i>Door to rear, plumbed, toilet off 6'7"x 5' toilet, wash hand basin, tiling, storage room off, fitted units</i>
<i>Bedroom 1</i>	<i>13'3"x 9'4"</i>	<i>Built in wardrobe, wooden floor, en-suite off 9' x 3'6" toilet, wash hand basin, shower, tiling</i>
<i>First Floor</i>		
<i>Landing</i>		<i>Hotpress off</i>
<i>Bedroom 2/ Walk in Wardrobe</i>	<i>8'x 7'</i>	<i>Wooden floor, door to en-suite bedroom</i>
<i>Bedroom 3</i>	<i>12' x 11'1"</i>	<i>En-suite off 7' x 5'4" toilet, wash hand basin, shower, tiling, door to Bedroom 2/ Walk in Wardrobe</i>
<i>Bedroom 4</i>	<i>13' x 9'9"</i>	<i>Wooden Floor</i>
<i>Bedroom 5/Office</i>	<i>9'4" x 8'10"</i>	<i>Wooden Floor</i>
<i>Bathroom</i>	<i>7'10" x 6'2"</i>	<i>Toilet, wash hand basin, bath, tiling</i>

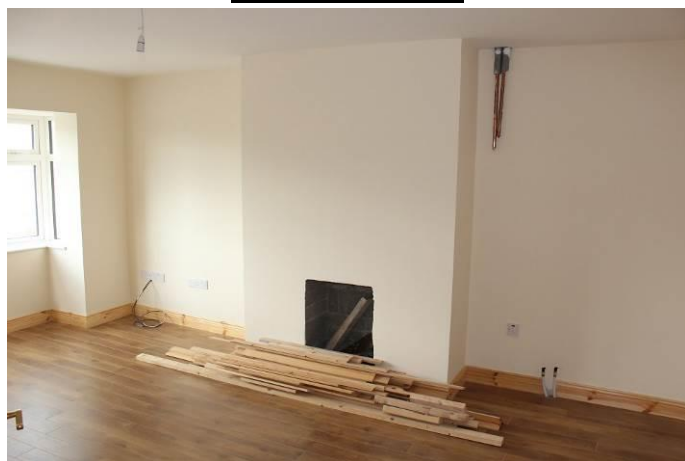
OTHER FEATURES

- *Stira stairs to attic*
- *Painting internally & externally*
- *Lawns levelled & seeded*
- *Doors, architrave & skirting*
- *Sanitary ware*
- *Driveway kerbed & Tarmacadamed*
- *Oil fired central heating*
- *Tiling to kitchen floor, utility, reception hallway and wet areas*
- *Detached garage to rear*

RECEPTION HALLWAY



SITTING ROOM



KITCHEN



LIVING/DINING ROOM



BEDROOM



BEDROOM



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BEDROOM



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BATHROOM



EN-SUITE



LANDING



GARAGE



REAR OF HOUSE



REAR OF HOUSE

