

### **RESIDENCE FOR SALE**

**“Ceann Scribe”**

**Ballindrimley**

**Castlerea**

**Co. Roscommon F45 AF82**



Luxury five bedroom two storey residence with storage on second floor coming to market in pristine condition with outbuildings to rear altogether standing on c. 1.1 acres. Located c. 1 mile from Castlerea Town, on the Loughglynn road, viewing of this residence is highly recommended due condition, size and location. Accommodation includes Ground Floor: porch, reception hallway, sitting room, kitchen/dining room, living room/bedroom, utility, garage, First Floor: bedrooms 4 in all with three en-suite and bathroom.

Viewing is strictly by appointment and can be arranged by calling the office on 090-6663700

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@ivanconnaughton.com](mailto:info@ivanconnaughton.com)**

<i>Room</i>	<i>Area (Approx)</i>	<i>Room Details</i>
<b>Ground Floor</b>		
<i>Porch</i>	<i>5'10" x 5'6"</i>	<i>Upvc doorway to, tiled floor, door to reception hallway</i>
<i>Reception Hallway</i>	<i>17' x 7'8"</i>	<i>Stairs to first floor with storage under, tiled floor, spotlights</i>
<i>Sitting Room</i>	<i>17' x 11'2"</i>	<i>Cast iron fireplace with wooden surround, wooden floor, double doors to kitchen/dining</i>
<i>Kitchen/Dining Room</i>	<i>31'6" x 11'</i>	<i>Fully fitted kitchen including built in cooker, gas hob, extractor fan, dishwasher, breakfast counter, spotlights, wooden floor, feature solid fuel stove (assists heating) with traditional stone outset, double doors to rear, sliding door to side</i>
<i>Living Room/ Bedroom 1</i>	<i>15'6" x 11'6"</i>	<i>Carpeted, provision for fireplace</i>
<i>Utility Kitchen</i>	<i>11' x 9'10"</i>	<i>Fitted units, built in washing machine, door to rear</i>
<i>Downstairs Bathroom</i>	<i>11' x 3'8"</i>	<i>Toilet, wash hand basin, shower, fully tiled</i>
<i>Garage</i>	<i>17' x 14'</i>	<i>Roller door to front</i>
<b>First Floor</b>		
<i>Landing</i>	<i>17' x 10'6"</i>	<i>Carpeted, stairs to attic area, spotlights</i>
<i>Bedroom 2</i>	<i>11'1" x 11'</i>	<i>En-suite off 11' x 3', toilet, wash hand basin, shower, fully tiled, carpeted, fitted wardrobes, access to attic</i>
<i>Bedroom 3</i>	<i>14'8" x 8'10"</i>	<i>Carpeted, walk in wardrobe off 17' x 6'9", en-suite off 16'8" x 6'8", toilet, wash hand basin, Jacuzzi bath, sauna/steam room, power shower unit, tiled floor, part wall tiling</i>
<i>Bedroom 4</i>	<i>11' x 8'10"</i>	<i>Carpeted, shared en-suite</i>
<i>Bedroom 5</i>	<i>11' x 10'</i>	<i>Carpeted, en-suite off 11' x 3, toilet, wash hand basin, shower, fully tiled</i>
<i>First Floor Bathroom</i>	<i>10'6" x 6'</i>	<i>Toilet, wash hand basin, Jacuzzi bath, power massage shower, fully tiled</i>
<i>Second Floor – Attic</i>		<i>Set out into two room</i>
<i>Room 1</i>	<i>9'2" x 8'3"</i>	
<i>Room 2</i>	<i>16' x 11'</i>	

#### **OTHER FEATURES**

- *Sheds to rear - Shed 1 – 22' x 18'6" – Door to - Shed 2 – 21'3" x 17'7" – Double doors to Electricity to sheds*
- *Laid lawns, large garden to front, side and rear*
- *Overall site area c. 1.1 acres*
- *Driveway kerbed and tarmacadamed, extends around house*
- *Two entrances to front*
- *Range of flower/shrubbery beds*
- *Patio area to rear, Sunken patio area to side with seating*
- *Block wall to front with traditional stone both entrances*



**RECEPTION HALLWAY**



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**SITTING ROOM**



**SITTING ROOM**



**LIVING ROOM/ BEDROOM 1**



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**KITCHEN/ DINING ROOM**



**KITCHEN/ DINING ROOM**



**BEDROOM**



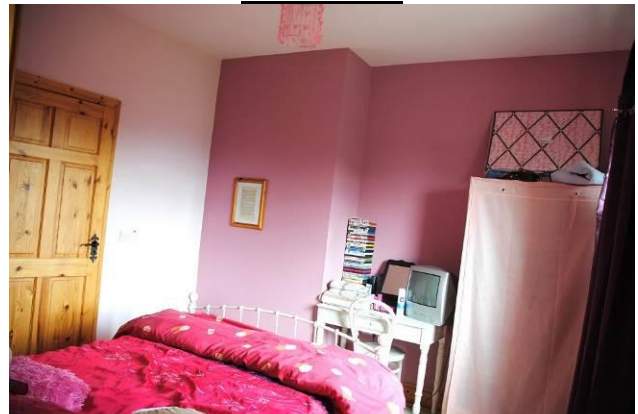
**BEDROOM**



**BEDROOM**



**BEDROOM**



**BATHROOM**



**BATHROOM**





**GARDEN TO FRONT**



**FRONT OF PROPERTY**



**NAME PLATE**



**ENTRANCE**



**REAR OF PROPERTY**



**GARDEN/DRIVEWAY TO FRONT**



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**SIDE OF PROPERTY**



**DRIVEWAY/ FRONT OF PROPERTY**



**PATIO AREA**



**FRONT OF PROPERTY**



**MAP OF PROPERTY**

