

RESIDENCE FOR SALE

**Toobracken
Ballaghaderreen
Co. Roscommon**

PRICE REGION: €100,000

Property Reference: OD516



Attractive three bedroom bungalow residence in good condition standing on a large site, c. 1 mile from Ballaghaderreen and just off the N5 by-pass, c. 10 minutes from Ireland West Airport Knock. Accommodation includes reception hallway, sitting room, kitchen/dining room, back hallway, bedrooms 3 in all and bathroom.

Viewing comes highly recommended and can be arranged by contacting 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>
<i>Reception Hallway</i>	<i>15'7" x 3'8"</i>	<i>Upvc doorway to, tiled floor</i>
<i>Sitting Room</i>	<i>15'4" x 10'2"</i>	<i>Stanley solid fuel stove (assists heating) with brick/mahogany outset, wooden floor</i>
<i>Kitchen/Dining Room</i>	<i>12'1" x 11'2"</i>	<i>Fully fitted kitchen, inset tiling, wall tiling</i>
<i>Back Hallway</i>	<i>6'10" x 4'2"</i>	<i>Tiled floor, door to rear</i>
<i>Bedroom 1</i>	<i>14'6" x 10'</i>	<i>Feature wall to wall wardrobe with bed inset, hotpress (airing cupboard off), wooden floor</i>
<i>Bedroom 2</i>	<i>11' x 8'</i>	<i>Wooden floor</i>
<i>Bedroom 3</i>	<i>11' x 6'10"</i>	<i>Wooden floor</i>
<i>Bathroom</i>	<i>7' x 6'5"</i>	<i>Toilet, wash hand basin, bath with shower over, fully tiled</i>

OTHER FEATURES

- ***Alarmed***
- ***Driveway kerbed & tarmacadamed (extends to rear)***
- ***Block wall to front boundary***
- ***Cast iron gates at entrance***
- ***Range of flower/shrubbery beds***
- ***Laid lawns***
- ***Mature hedging on side/rear boundaries***
- ***Garden shed to rear***

Sitting Room



Kitchen/ Dining Room



Bathroom



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Office Address: Main Street, Athleague, Co. Roscommon **PSRA LICENCE NO: 001350**

Office Tel: 09066 63700 E-mail: info@ivanconnaughton.com

Bedroom



Bedroom



Bedroom



Front of House



Garden to Rear



Rear View of House



View to Front



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