

RESIDENCE FOR SALE

**Drinagh
Tarmonbarry
Co. Roscommon**



Prime new four bedroom bungalow c. 1,850 sq. ft being sold near completion to builders finish. Located just off the Strokestown/Tarmonbarry road with excellent views of Sliabh Ban and the surrounding countryside. Seldom does a property of this calibre come to the market with the opportunity to complete to the purchasers own individual taste. Accommodation includes reception hallway, sitting room, kitchen/dining room, conservatory/sun room, utility, bedrooms 4 in all with one en-suite and main bathroom. Viewing highly recommended.

For further details and to arrange a viewing 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.

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

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

<i>Room</i>	<i>Area (Approx)</i>	<i>Room Details</i>
<i>Reception Hallway</i>	<i>17'6" x 17'3"</i>	<i>Upvc doorway to</i>
<i>Sitting Room</i>	<i>16'4" x 14'9"</i>	<i>Open fireplace, bay window to front</i>
<i>Kitchen/ Dining Room</i>	<i>20' x 15'</i>	<i>Provision for stove</i>
<i>Conservatory/Sun Room</i>	<i>13'9" x 10'5"</i>	<i>Door to rear</i>
<i>Utility</i>	<i>7'8" x 6'5"</i>	<i>Door to rear, storage room off</i>
<i>Bedroom 1</i>	<i>10'10" x 10'</i>	
<i>Bedroom 2</i>	<i>10' x 10'</i>	
<i>Bedroom 3</i>	<i>12'6" x 11'</i>	
<i>Bedroom 4</i>	<i>13'10" x 13'1"</i>	<i>En-suite off 7'2" x 5'10"</i>
<i>Bathroom</i>	<i>12'6" x 7'4"</i>	

OTHER FEATURES

- ***Driveway stoned & kerbed***
- ***Large residence c. 1,850 sq. ft***
- ***Completed to builders finish***
- ***Excellent views of Sliabh Bán and surrounding countryside***
- ***Elevated site***
- ***Large gardens to front & rear***

Sitting Room



Kitchen/ Dining Room



Sun Room



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Bedroom



Bedroom



Bedroom



Bathroom



View from Front



Rear of Property



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