

## **RESIDENCE FOR SALE**

**No. 46 Castle Manor**

**Racecourse Road**

**Roscommon Town F42 N257**

**PRICE REGION: €235,000**

Property Reference: K162J



Exceptional five bedroom detached two storey red residence, c. 1,700 sq. ft. with generous garden and red brick façade has now arrived on the market, located in the exclusive Castle Manor Development in Roscommon Town. The property is currently being completed and is at builders finish stage. The said residence can be finished to an agreed level of completion. The finishes stated below, come as standard. This is a fantastic opportunity to tailor your house to your own ideal finish. All finishes can be upgraded to showhouse standard. The BER when completed is estimated to be a B1 but will be assessed after all works have finished.

All queries welcome. Don't miss out on the opportunity to acquire one of these beautiful modern homes.

To arrange a viewing contact the office on 090 6663700

Viewings at evenings, weekends and Bank Holidays also accommodated

**Directions: Take the N60 Castlerea/Racecourse Road for c. 650 metres, the Castle Manor Development is located on the right hand side. Note sign on same**

These particulars are issued by Ivan Connaughton MIPAV of Connaughton Auctioneers - 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.

<b>Room</b>		<b>Room Details</b>
<b>Ground Floor</b>		
<b>Reception Hallway</b>	<i>15'5" x 7'</i>	<i>Polished porcelain tiled floor – white or cream, painted staircase with hardwood handrail and fitted carpet, light fitting</i>
<b>Living Room</b>	<i>19'2" x 12'1"</i>	<i>Wood flooring, modern fitted fireplace and surround, light fitting</i>
<b>Dining Room</b>	<i>14'2" x 9'5"</i>	<i>Wooden Flooring</i>
<b>Kitchen</b>	<i>19'7" x 15'</i>	<i>Spacious contemporary style kitchen (with optional Island – Extra), Satin chrome sockets and switches above worktop, soft close drawers and doors, stainless steel bowl and a half sink, under sink pull out recycle bin, excludes appliances, down lighters throughout the kitchen, polished porcelain tiled floor and inset tiles</i>
<b>Utility</b>	<i>9'7" x 5'</i>	<i>Polished porcelain tile flooring, fitted units, plumbed for washing machine and dryer</i>
<b>Cloak Room</b>		<i>Polished porcelain floor tiling</i>
<b>Ground Floor W.C.</b>		<i>High quality sanitary ware, tiled floor and wet areas</i>
<b>Ground Floor Bedroom 1 with En-suite</b>	<i>13'3" x 9'4"</i>	<i>Wooden flooring, incorporating en-suite, high quality sanitary ware, electric shower, floor tiling, tiling to wet areas</i>
<b>First Floor</b>		
<b>Landing</b>		<i>Carpet, pull down airtight attic ladder</i>
<b>Bedroom 2 Master En-Suite</b>	<i>12' x 11'1"</i>	<i>Carpet, fitted wardrobes, light fitting, incorporating en-suite, tiled floor and wet areas, stylish sanitary ware with chrome fittings, pumped thermostatically controlled power shower</i>
<b>Bedroom 3/Office</b>	<i>8' x 7'</i>	<i>Carpeted</i>
<b>Bedroom 4</b>	<i>13' x 9'9"</i>	<i>Wooden floor</i>
<b>Bedroom 5</b>	<i>9'4" x 8'10"</i>	<i>Wooden floor</i>
<b>Bathroom</b>	<i>7'10" x 6'2"</i>	<i>High quality and attractive sanitary ware with chrome fittings, floor tiles, full wall tiled</i>

## **INTERNAL FINISHES**

- *Oak Doors throughout*
- *Double Oak Doors with Glass panels from Living Room to Kitchen*
- *Single Glass Oak Door from Entrance Hall to Kitchen*
- *Satin Chrome Ironmongery*
- *White painted Contemporary Style Skirting & Architrave*
- *Walls painted throughout in a Neutral Palette*
- *Climote - App Control Heating System*
- *Wired for TV, Telephone & Intruder Alarm*
- *Satin Chrome Sockets & Switches Downstairs (optional extra upstairs)*
- *Walls have been pumped with Cavity Bead Insulation for added Comfort*
- *BER Rating B1-B3*

## **EXTERNAL FINISHES**

- *Concrete footpaths to the perimeter of the house with Tarmacadam Driveway to the front*
- *All green areas levelled & seeded with a mixture of Block Walls & Concrete Post & quality treated timber fencing between boundaries*
- *External High Efficiency Grant Condensing Boiler*
- *Decorative Stone beds to front*

## **INTERNAL: PC ALLOWANCE**

- *Timber Flooring Bedroom 1, Sitting Room and Dining Room €2,000*
- *Carpentry Allowance (Kitchen, utility and wardrobes) €4,000*
- *Fireplace €1,000*
- *Tiling €3,000*
- *Painting €2,000*
- *Price for Full Floor to Ceiling Tiling can be Provided*

**Optional Extras – POA**  
**Or**  
**Turnkey Showhouse can be provided**

**Entrance Hall:**

- Wallpaper on feature wall
- Radiator Cabinet
- Smart Storage units under the stairs

**Living Room:**

- Wall paper over Fireplace
- Solid Fuel Stove
- Insert Solid Fuel Stove (both can be with optional Back Boiler System)

**Kitchen:**

- Island
- Light Fitting over Island

**Dining Room:**

- Light fitting

**Bedroom 1:**

- Wardrobes or
- Sliderobes as per Showhouse

**Exterior Includes:**

Trees or Shrubbery  
Timber Side Gates

**Additional Options:-**

Ring Video Door Bell Systems front and rear with motion detectors and remote access through your Smart Phone

Solar Panels to provide constant hot water

Multi zoned Heating System for every room with smart digital controller & also App controlled

Electrical Appliance Package

Blinds & Curtains Package

Furniture Package

or you can avail of a special discount agreement for Furniture with McNulty Furniture for purchasers of one of our house

**PICTURES INCLUDED SHOWING STANDARD OF POTENTIAL FINISH OF PROPERTY**

**RECEPTION HALLWAY**



**RECEPTION HALLWAY**



**LIVING ROOM**



**LIVING ROOM**



**KITCHEN**



**KITCHEN**



**KITCHEN**



**DINING ROOM**



**UTILITY**



**BEDROOM/ STUDY**



**BEDROOM**



**BEDROOM**



**BEDROOM**



**BATHROOM**



**REAR VIEW OF PROPERTY**



**FLOOR PLAN**



DISCLAIMER  
FLOOR PLAN MEASUREMENTS ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY  
APPROX. GROSS INTERNAL FLOOR AREA OF THE HOUSE IS 142.5 SQ.M. (1533 SQ.FT.)

51 CASTLE MANOR, ROSCOMMON TOWN