

For Sale

'Meadow View', Dysart, Co. Roscommon. H53 W6V2
4 Bedrooms| Detached



Price Region: Offers Excess €235,000

Attractive four bedroom bungalow residence in excellent condition boasting spacious living accommodation throughout located adjacent Dysart Village and standing on a large mature site (c. 0.57 Acres).

Accommodation includes porch to front, hall, sitting room, living room, conservatory, kitchen/dining, utility, bedrooms four in all with one e-suite and bathroom.

Viewing comes highly recommended.

To arrange a viewing, contact the office on 090-6663700

Office: Main Street, Athleague, Roscommon, County Roscommon, F42 TW70

Tel: 090-6663700

Email: info@connaughtonauctioneers.ie

PSRA Licence No. 004422

Porch to Front

Hall

11'5" (3.48m) x 5'11" (1.8m) Upvc doorway to, tiled floor, hotpress (airing cupboard) off, Stira stairs to attic

Sitting Room

12'10" (3.91m) x 11'5" (3.48m) Feature fireplace, wooden surround

Living Room

20'3" (6.17m) x 12'5" (3.78m) Feature solid fuel stove (assists heating) with stone outset, wooden floor, bay window to front, double doors to conservatory and kitchen/dining room

Conservatory

12'4" (3.76m) x 10'8" (3.25m) Wooden floor, double doors to rear and living room, feature high ceiling

Kitchen/Dining Room

17'10" (5.44m) x 9'10" (3m) Fully fitted kitchen including built in fridge freezer, dishwasher, cooker, hob, extractor fan, inset tiling, tiled floor, double doors to living room

Utility

9'10" (3m) x 5'5" (1.65m) Fitted units, built in washing machine & dryer, tiled floor, door to rear, W.C off 6'3" X 3'7", toilet, wash hand basin, tiled floor, part wall tiling

Bedroom One

15'10" (4.83m) x 12'5" (3.78m) Wooden floor, bay window to front, en-suite off 8'2" x 3'11", toilet, wash hand basin, shower, fully tiled

Bedroom Two

12'10" (3.91m) x 11'5" (3.48m) Wooden floor

Bedroom Three

11'11" (3.63m) x 9'10" (3m) Wooden floor

Bedroom Four

11'3" (3.43m) x 9'10" (3m) Wooden floor

Bathroom

9'10" (3m) x 5'9" (1.75m) Toilet, wash hand basin, bath with shower over, fully tiled

OTHER FEATURES

- Laid lawns, overall site area c. 0.57 Acres
- Driveway kerbed and stoned, extends to rear
- Mature hedging on side and rear boundaries
- Traditional stone wall to front and side boundary
- Cast iron gates at entrance
- Garden shed to rear
- Oil fired central heating
- Attic area suitable for conversion (3 Velux windows to rear)



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Approx. total internal floor area 158m² / 1701ft²
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DISCLAIMER: Floor plan measurements are approximate and are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only. The dimensions are not intended to form part of any contract or warranty.

