

# For Sale

Drinagh, Tarmonbarry,  
Co. Roscommon. F42 NP93



## Guide Price: €150,000

Prime four bedroom bungalow residence complete to builders finish with a gross floor area of c. 156 sqm. The property stands on a c. 0.70 Acre elevated site, located in a quiet rural setting with stunning views of Sliabh Ban and the surrounding countryside. It provides a unique opportunity for a purchaser to complete the property to their own individual taste. The residence is centrally located between Roscommon Town (c. 20km), Longford Town (c. 14km), Strokestown (c. 12.5km), Ballyleague/Lanesboro (c. 10km) and Tarmonbarry Village (c. 5km).

Accommodation includes entrance hall, kitchen, living room, sunroom, utility, W.C, four bedrooms in total with one en-suite and main bathroom.

Viewing comes highly and is by appointment only with the auctioneer.

**For further details & viewing, contact our office on 090-6663700**

## **Entrance Hall**

13'0" (3.96m) x 6'9" (2.06m)

## **Living Room**

14'6" (4.42m) x 16'2" (4.93m)

## **Kitchen**

20'2" (6.15m) x 13'0" (3.96m)

## **Sunroom**

13'10" (4.22m) x 10'4" (3.15m)

## **Utility**

7'5" (2.26m) x 6'4" (1.93m)

## **W.C.**

4'5" (1.35m) x 6'0" (1.83m)

## **Bedroom 1**

12'2" (3.71m) x 13'6" (4.11m) En-Suite off (5'7" x 6'11")

## **Bedroom 2**

12'2" (3.71m) x 10'9" (3.28m)

## **Bedroom 3**

9'11" (3.02m) x 10'10" (3.3m)

## **Bedroom 4**

9'3" (2.82m) x 9'8" (2.95m)

## **Main Bathroom**

12'2" (3.71m) x 7'0" (2.13m)































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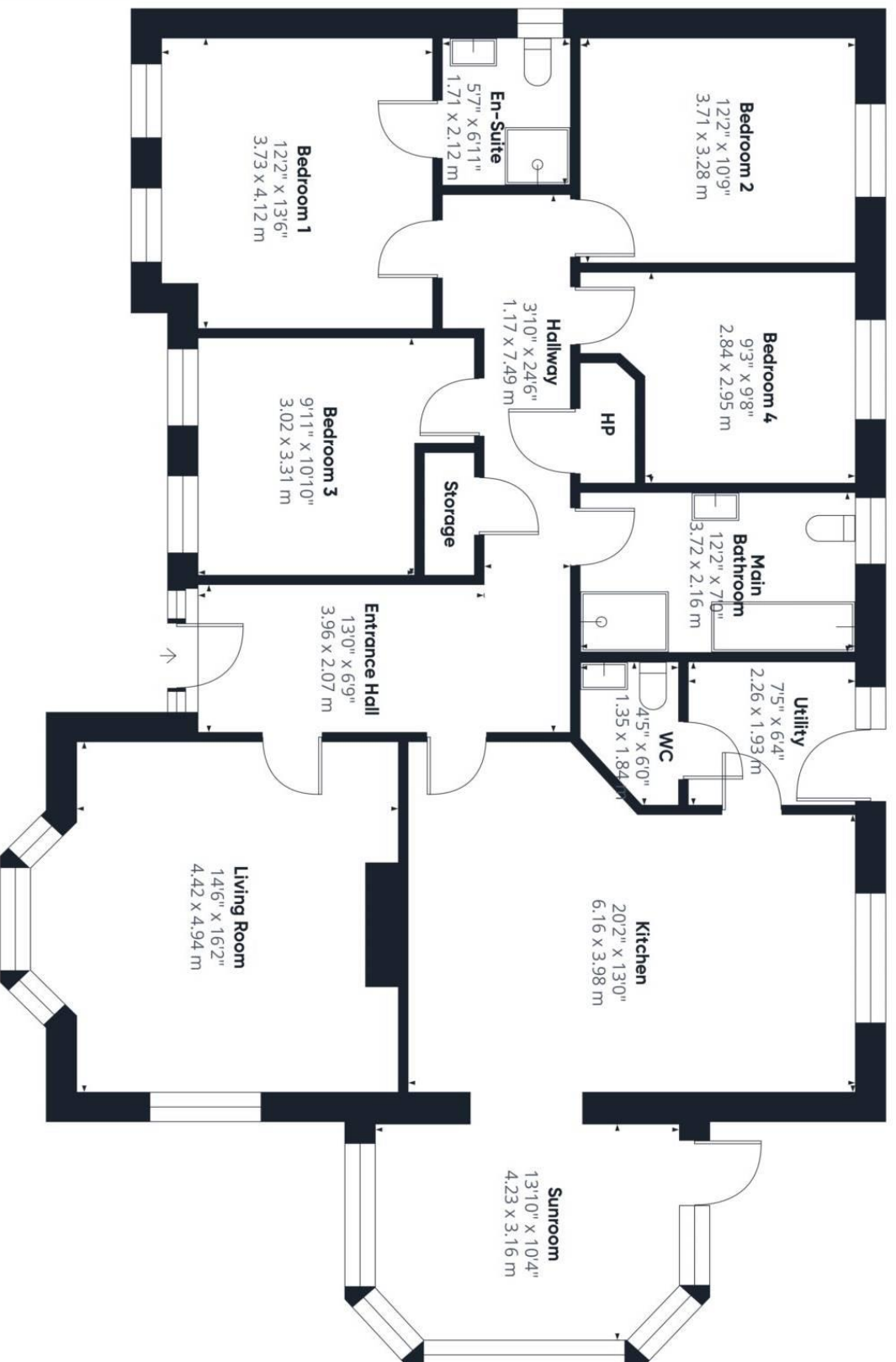


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**Approximate total area<sup>(1)</sup>**  
 1643.32 ft<sup>2</sup>  
 152.67 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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