

For Sale

Coolusty, Athleague
Co. Roscommon F42 ET98
| Detached



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Offers in Excess of €65,000

Prime opportunity to acquire residence in need of renovation located c. 1 mile from Athleague Village with unrivalled views of the surrounding countryside. This three bedroom residence stands on a c. 0.66 acre mature site with viewing highly recommended. Accommodation includes Ground Floor: reception hallway, living room, kitchen/dining room, utility, bathroom, First Floor: bedrooms three in all.

To arrange a viewing contact the office on 090-6663700
Viewings at evenings, weekends and Bank Holidays also accommodated



Reception Hallway

22'5" (6.83m) x 5'11" (1.8m) Doorway to, stairs to first floor

Living Room

17'0" (5.18m) x 12'10" (3.91m) Open fireplace, wooden floor



Kitchen/ Dining Room

17'0" (5.18m) x 11'1" (3.38m) Solid fuel Stanley stove, storage cabinets

Utility

9'8" (2.95m) x 8'3" (2.51m) Door to rear



Bathroom

8'3" (2.51m) x 6'5" (1.96m) Toilet, wash hand basin, bath



Landing

17'1" (5.21m) x 6'0" (1.83m) Wooden floor

Bedroom 1

17'2" (5.23m) x 11'7" (3.53m) Open fireplace, wooden floor, two doors entering



Bedroom 2

12'11" (3.94m) x 8'3" (2.51m) Open fireplace, wooden floor



Bedroom 3

13'0" (3.96m) x 8'4" (2.54m) Open fireplace, wooden floor

- Block wall to front
- Mature trees to side and rear boundaries
- Mains water
- Septic tank
- Picturesque view from all aspects



